

## CITY COUNCIL AGENDA

September 5, 2023

7:30 p.m.

The meeting convenes at City Hall, in Council Chambers, 1<sup>st</sup> Floor, 538 N. Market Street, Wooster, Ohio.

### I. ROLL CALL & ORDERING OF AGENDA

### II. APPROVAL OF MINUTES

### III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

### IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

### V. COMMITTEE REPORTS; PUBLIC HEARINGS

Public Hearing – College Avenue Rezoning (Reynolds)

### VI. UNFINISHED BUSINESS

#### 1. Second Reading – **AMENDED** RESOLUTION NO. 2023-39

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PARTNERSHIP AGREEMENT WITH WAYNE COUNTY AND THE CITY OF ORRVILLE FOR MAKING AN APPLICATION TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT FOR COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) FUNDS, FOR IMMEDIATE ENACTMENT (Sanders)

### VII. NEW BUSINESS

#### 1. First Reading - ORDINANCE NO. 2023-20

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO R-2 (SINGLE-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF EAST BOWMAN AND COLLEGE AVENUE (Reynolds)

#### 2. First Reading - ORDINANCE NO. 2023-21

AN ORDINANCE AMENDING ORDINANCE NO. 2010-24 BY AUTHORIZING THE MAYOR TO ASSIGN THE COMMUNITY REINVESTMENT AREA AGREEMENT TO R MILLER LAND DEVELOPMENT LTD, FOR IMMEDIATE ENACTMENT. (Sanders)

#### 3. First Reading - RESOLUTION NO. 2023-44

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF METER TRANSMITTING UNITS AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)

#### 4. First Reading - RESOLUTION NO. 2023-45

A RESOLUTION PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF WAYNE COUNTY, OHIO, FOR A CHANGE OF TOWNSHIP LINES TO CONFORM WITH THE CORPORATION LIMITS OF THE CITY OF WOOSTER AND ALLOWING FOR IMMEDIATE ENACTMENT (Reynolds)

5. First Reading - RESOLUTION NO. 2023-46

A RESOLUTION PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF WAYNE COUNTY, OHIO, FOR A CHANGE OF TOWNSHIP LINES TO CONFORM WITH THE CORPORATION LIMITS OF THE CITY OF WOOSTER AND ALLOWING FOR IMMEDIATE ENACTMENT (Reynolds)

6. First Reading - ORDINANCE NO. 2023-22

AN ORDINANCE AMENDING CHAPTER 160, BIDDING PROCEDURES AND CONTRACT REQUIREMENTS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY INCREASING THE AMOUNT OF THE LIMIT FOR COMPETITIVE BIDDING (Sanders)

7. First Reading - ORDINANCE NO. 2023-23

AN ORDINANCE AMENDING SECTION 161.02, DONATIONS OF CASH OR MARKETABLE SECURITIES; INSURANCE PROCEEDS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER (Sanders)

8. First Reading - RESOLUTION NO. 2023-47

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR (Sanders)

**VIII. MISCELLANEOUS**

**IX. ADJOURNMENT**

AMENDED RESOLUTION NO. 2023-39

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PARTNERSHIP AGREEMENT WITH WAYNE COUNTY AND THE CITY OF ORRVILLE FOR MAKING AN APPLICATION TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT FOR COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) FUNDS, FOR IMMEDIATE ENACTMENT

WHEREAS, the State of Ohio Development Services Agency provides financial assistance to local governments for the purpose of addressing local housing needs for low and moderate income persons, and in conjunction with FY 2023/25, is urging cities and counties to partner for purposes of receiving and administering funds available under the Small Cities Community Development Block Grant Community Housing Impact and Preservation (CHIP) Program; and

WHEREAS, this City Council desires to renew a partnership agreement between the City of Wooster, Wayne County, and the City of Orrville, for purposes of making an application to the Ohio Development Services Agency for the purpose of receiving and administering such grant funds for FY 2023/25; and

WHEREAS, two public hearings are required to apply for the above-referenced grant programs in order to gain input for expenditure of said funds; the first was held on May 26, 2023, and the second was held on June 5, 2023, and no further comments or questions from the public have been provided; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the Mayor is hereby authorized to renew a partnership agreement with Wayne County and the City of Orrville for purposes of applying to the Ohio Department of Development for purposes of receiving and administering funds available under the Small Cities Community Development Block Grant Community Housing Impact and Preservation (CHIP) Program for FY 2023/25, in the amount of One Million and Forty-Five Thousand Dollars, to be comprised of HOME and Community Development Block Grant (CDBG) federal funds and potentially Ohio Housing Trust Fund monies.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this resolution occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Resolution is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order that the application to the State of Ohio Department of Development for a Small Cities Community Development Block Grant must be submitted by the June 21, 2023 deadline; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 6-20-2023 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2023 Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council President of Council

Approved: \_\_\_\_\_, 2023  
Mayor

Introduced by: Craig Sanders

**Request for Agenda Item**

**Authorization for Bid**

**Purchase Capital Item**

**Non-Capital**

<b>Division</b>	<b>Meeting Date Requested</b>
<b>Project Name</b>	<b>Estimated Total Funds/Costs</b>
<b>Is Full Amount Budgeted?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If YES, three readings NOT REQUIRED</b>	
<b>If No, How is the Purchase to be Funded?</b>	
<b>Description of Request</b>	
<b>Justification / Benefits</b>	
<b>Will this Project affect the City's Operating Costs</b>	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b>	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Explain The Circumstances:</b>	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Note Reasons</b>	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b>	<b>Date:</b>

**Approved for Agenda**  Yes  No

Amended for clerical errors.  
6-6-23 Lynne DePaulo, Clerk

RESOLUTION NO. 2023-39

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PARTNERSHIP AGREEMENT WITH WAYNE COUNTY AND THE CITY OF ORRVILLE FOR MAKING AN APPLICATION TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT FOR COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) FUNDS, FOR IMMEDIATE ENACTMENT

WHEREAS, the State of Ohio Development Services Agency provides financial assistance to local governments for the purpose of addressing local housing needs for low and moderate-income persons, and in conjunction with FY 2023/25, is urging cities and counties to partner for purposes of receiving and administering funds available under the Small Cities Community Development Block Grant Community Housing Impact and Preservation (CHIP) Program; and

WHEREAS, this City Council desires to renew a partnership agreement between the City of Wooster, Wayne County, and the City of Orrville for purposes of making an application to the Ohio Development Services Agency for the purpose of receiving and administering such grant funds for FY ~~2021/23~~, and

2023/25

WHEREAS, two public hearings are required to apply for the above-referenced grant programs in order to gain input for expenditure of said funds; the first held on May 26, 2023, and the second held on June 5, 2023; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The Mayor is hereby authorized to renew a partnership agreement with Wayne County and the City of Orrville for purposes of applying to the Ohio Department of Development for purposes of receiving and administering funds available under the Small Cities Community Development Block Grant Community Housing Impact and Preservation (CHIP) Program for ~~FY~~ 2023/25, in the amount of One Million and Forty-Five Thousand Dollars, to be comprised of HOME and Community Development Block Grant (CDBG) federal funds and potentially Ohio Housing Trust Fund monies. (FY)

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees in compliance with law.

SECTION 3. This Resolution is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order that the application to the State of Ohio Department of Development Services for a Small Cities Community Development Block Grant must be submitted by the June 21, 2023 deadline; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading 6-5-23 2nd reading → 3rd reading 6-5-23

Passed: 6-5, 2023

Vote: 6-0

Attest: Lynne DePaulo  
Clerk of Council

Michael R. Byrtek  
President of Council

Approved: June 7, 2023

R. J. Brennan  
Mayor

Introduced by: Craig Sanders

ORDINANCE NO. 2023-20

AN ORDINANCE AMENDING PART ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, TO RE-ZONE LAND TO R-2 (SINGLE-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF EAST BOWMAN AND COLLEGE AVENUE

WHEREAS, an application has been duly filed by Louise Keating with the Planning Commission of the City of Wooster requesting the re-zoning of 0.172 acres of land known as Parcel Number 64-02329.000 from C-2 (Community Commercial) to R-2 (Single-Family Residential); and

WHEREAS, at its August 3, 2023, meeting, and after a public hearing in accordance with law, the Planning Commission voted five to zero to recommend to the City Council that the proposed re-zoning of the property from C-2 (Community Commercial) to R-2 (Single-Family Residential) be approved; and

WHEREAS notice of a public hearing by the City Council on this re-zoning has been duly given, and a public hearing has been held, all in accordance with law; and

WHEREAS, this City Council deems that the proposed zoning designation for the land should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Part Eleven, Planning and Zoning Code, of the Codified Ordinances of the City of Wooster, known as the Zoning Ordinance, is amended so as to re-zone land, 0.172 acres of land known as Parcel Number 64-02329.000 from C-2 (Community Commercial) to R-2 (Single-Family Residential); and as appears on the attached map.

SECTION 2. The Planning Division is directed to change the official zoning map to conform to the above-described amendment.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2023 Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council President of Council

Approved: \_\_\_\_\_, 2023  
Mayor

Introduced by: Bob Reynolds

080 2023-20

### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

<b>Division</b> Planning and Zoning	<b>Meeting Date Requested</b> September 5, 2023
<b>Project Name</b> Map Amendment	<b>Estimated Total Funds/Costs</b> NA
<b>Is Full Amount Budgeted?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
<b>If No, How is the Purchase to be Funded?</b>  	
<b>Description of Request</b> Louise Keating requesting a Zoning Map Amendment to change the zoning of .172 acres at 621-637 College Avenue located at the northwest corner of parcel number 64-02329.000 located at the northeast corner of E. Bowman and College Avenue from C-2 (Community Commercial) Zoning District to R-2 (Single-Family Residential) Zoning District. The .172 acres is approved for a split from the existing parcel.  The Planning Commission held a public hearing on application PC-23-20 on August 3, 2023 and voted 5-0 to recommend approval of proposed zoning map amendment to City Council.  A public hearing in front of City Council to be scheduled for September 5 , 2023.	
<b>Justification / Benefits</b> Planning Commission members voted 5-0 to recommend approval of application PC-23-20 amending the zoning from C-2 to R-2 on .172 acres located on the northeast corner of parcel 64-02329.000 (621-637 College Ave.). The site is developed as residential.	
<b>Will this Project affect the City's Operating Costs</b> No.	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> If no action is taken to establish zoning, the zoning classification will remain C-2 (Community Commercial). The area under consideration is developed as single family and contiguous to a residential zoning district.	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b> Vince Marion	<b>Date:</b> August 14, 2023

**Approved for Agenda**  Yes  No



**PLANNING COMMISSION  
APPLICATION INFORMATION SHEET**

**Application Number**

PC-23-19

**Scheduled Meeting Date**

August 3, 2023

**Application Type** Subdivision - Final Plat and Zoning Map Amendment

**Property Location**

621 COLLEGE AVE

**Property Information**

Acreage: 3.1

Zoning: C-2

**Property Owner**

FIRST PRESBYTERIAN CHURCH

**Applicant**

Louise Keating

**Applicant's Project Description**

splitting off a parcel containing a 2-1/2 story frame residence (former manse) from the other Church property.

**Agenda Text**

Louise Keating requesting Final Subdivision Plat approval for a lot split on parcel number 64-02329.000 with an address of 621-637 College Avenue in an C-2 (Community Commercial) District.





## PLANNING COMMISSION APPLICATION INFORMATION SHEET

**Application Number**

PC-23-20

**Scheduled Meeting Date**

August 3, 2023

**Application Type**

Zoning Amendment - Map

**Property Location**

637 COLLEGE AVE

**Property Information**

Acreage: 3.1

Zoning: C-2

**Property Owner**

FIRST PRESBYTERIAN CHURCH

**Applicant**

Louise Keating

**Applicant's Project Description**

Once the 2-1/2 story frame residence (former manse) is split from the church property (PC-23-19), the owner wishes to rezone that property to R-2 from current C-2, as it will be sold to be used as a residence and is contiguous to R-2 zoning to the north and west.

**Agenda Text**

Louise Keating requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of .172 acres at 621-637 College Avenue with parcel number 64-02329.000 on the northeast corner of E. Bowman and College Avenue from C-2 (Community Commercial) Zoning District to R-2 (Single-Family Residential) Zoning District.

**PC-23-19 and 20 Final Plat and Map Amendment  
621-637 College Avenue – Lot Split and Map Amendment**

Property Owner: First Presbyterian Church

Applicant: Louise Keating

Location: Northeast corner of the intersection of Bowman and College. (Parcel number 64-02329.000)

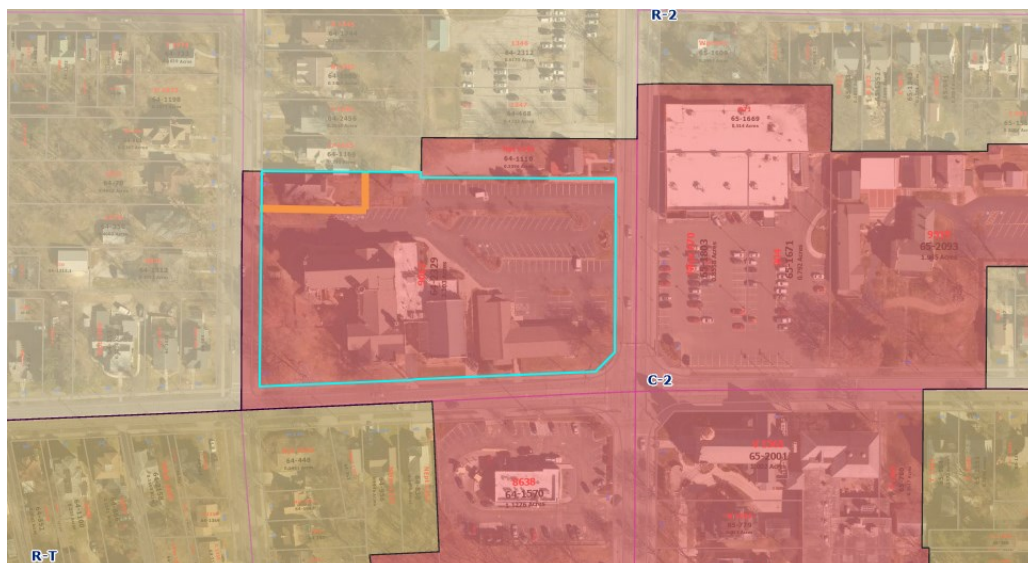
Zoning District: C-2 (Community Commercial)

Request: Final Subdivision Plat approval for a lot split on parcel number 64-02329.000 with an address of 621-637 College Avenue in a C-2 (Community Commercial) District.  
and  
An approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of .172 acres at 621-637 College Avenue with parcel number 64-02329.000 on the northeast corner of E. Bowman and College Avenue from C-2 (Community Commercial) Zoning District to R-2 (Single-Family Residential) Zoning District.

**LOCATION AND SURROUNDING USES**

The subject site consists of parcel 65-00024.00 with .788 acres on the southeast corner of University and Spink St. Adjacent properties include the following uses and zoning:

<ul style="list-style-type: none"> <li>• North – North – Residential (R-2, Single-Family)</li> </ul>	<ul style="list-style-type: none"> <li>• East – Parking Place of Worship (C-2, Community Commercial)</li> </ul>
<ul style="list-style-type: none"> <li>• South - Place of Worship (C-2, Community Commercial)</li> </ul>	<ul style="list-style-type: none"> <li>• West – Residential (R-2, Single-Family)</li> </ul>



### **PROPOSED DEVELOPMENT/BACKGROUND**

The majority of the site is developed as a place of worship and related parking. The applicant requests that the northwest portion of the parcel be split off, creating a separate parcel with a single-family residence. The proposed new parcel will not have the required area for parking. The applicant proposes an easement on a portion of the original parcel adjacent to the proposed new parcel. The applicant is requesting a variance from the on-site parking requirement. The applicant also requests a map amendment to R-2 for the proposed new parcel.

### **LOT STANDARDS**

The proposed new lot does not meet the on-site parking standards for single-family residential use, necessitating the need for a formal review.

### **CRITERIA FOR APPROVAL**

Decisions on final plat applications shall be based on consideration of the following criteria:

- A.** That where a concept plan or preliminary subdivision plat is not required, the proposed subdivision complies with the preliminary subdivision plat review criteria established in Section 1105.06(e)(2);
- B.** That the final subdivision plat complies with all applicable provisions of this code;
- C.** That the final subdivision plat, engineering plans, and construction drawings substantially comply with all specific requirements, the purposes, intent and basic objectives of the preliminary subdivision plat, and any commitments made or conditions agreed to with approval of the preliminary subdivision plat, and any applicable regulations in this code.
- D.** That applicable review agencies have no objections that cannot be resolved by the applicant; and
- E.** That the final subdivision plat is in full compliance with the approved preliminary subdivision plat, where applicable.

### **STAFF RECOMMENDATION**

Staff recommends approval of application PC-23-19, a Final Subdivision Plat, with the following condition.

1. Approval of variance request for off-site parking.
2. Follow current engineering standards.

### **PC-23-20**

### **PROPOSED APPLICATION/BACKGROUND**

The applicant is requesting that the above location be rezoned from C-2 to R-2. The request is for a new .172 parcel to be zoned R-2 (Single-Family). The parcel has an existing single-family structure located on it. The area to the north and west is zoned R-2 and is developed as single-family.

### **ZONING DISTRICT INTENT**

The C-2 District is established as follows, per Section 1107.05(e) (4) (B):

The C-2 Community Commercial District is established to create a district that permits a wide variety of retail and service establishments with development standards that ensure that development is compatible with adjacent land uses that create a more pedestrian-oriented environment.

The R-2 District is established as follows, per Section 1107.05(b) (9) (B):

The R-2 Single-Family Residential District is established to promote, preserve and protect medium-low density predominantly single-family neighborhoods in the City. Two-family dwellings are restricted to locations where they are designed and located in a manner that is compatible with the existing or proposed residential neighborhood.

**PERMITTED USES AND STANDARDS**

Table 1109-1 includes a list of all Permitted (P), Permitted with Standards (PS), Conditional (C), and Prohibited (X or not included in the table) principal uses in all zoning districts. An abbreviated Table 1109-1 has been included indicating uses in the R-2 and C-2 zoning districts.

TABLE 1109-1: PERMITTED PRINCIPAL USES		
P = Permitted    PS = Permitted with Standards		
C = Conditional Use    X = Prohibited		
Use Type	R-2	C-2
<b>Agricultural Uses</b>		
Agriculture (Raising of Crops)	P	P
Agriculture (Livestock)	X	X
Community Gardens	PS	PS
Greenhouses and Nurseries	X	X
<b>Residential Uses</b>		
Cluster Residential Development	PS	X
Convent, Monastery, or Other Housing for Places of Worship	X	X
Dormitories	X	X
Dwellings, Multi-Family	X	C
Dwellings, Single-Family Attached	X	X
Dwellings, Single-Family Detached	P	X
Dwellings, Two-Family	C	X
Dwellings, Two-Family Conversion from a Single-Family Dwelling	X	X
Fraternities and Sororities	X	X
Group Homes or Residential Facilities		
Manufactured Home	X	X
Mobile Home	X	X
Skilled Nursing or Personal Care Facilities	X	C
Transitional Housing	X	X
<b>Commercial and Offices Uses</b>		
Adult Uses	X	X
Agriculture/Farm Supplies and Sales	X	X
Animal Day Care/Animal Grooming	X	P
Assembly Halls, Membership Clubs, and Conference Centers	X	PS
Automated Teller Machine (Stand-Alone)	X	C
Automotive Fuel Sales	X	C
Automotive Repair (Heavy)	X	X
Automotive Sales and Leasing	X	X
Automotive Service Station and Parts Sales	X	C
Bars and Taverns	X	P
Bed and Breakfast Establishments	C	C
Business and Professional Offices	X	P
Business Service Establishments	X	P
Campgrounds	X	X
Financial Institutions	X	P
Funeral Homes and Mortuaries	X	P
Hotels or Motels	X	P
Kennels/Animal Boarding	X	X
Live/Work Units	X	PS

Use Type	R-2	C-2
Medical or Dental Clinics/Offices and 24-Hour Urgent Care	X	P
Medical Marijuana Dispensaries	X	X
Microbrewery, Microdistillery, or Microwinery	X	X
Mixed Use Building (with Residential Uses)	X	P
Mobile Home, Commercial Truck, and Recreational Vehicle Sales, Leasing, Service, or Storage	X	X
Parking Garages	X	X
Parking Lots (Principal Use)	X	C
Personal Service Establishments	X	P
Recreation Facilities	X	X
Restaurants	X	P
Retail Commercial Uses	X	PS
Service Commercial Uses	X	P
Theaters	X	X
Vehicle Washing Establishment	X	X
Veterinarian Offices/Animal Hospital	X	X
<b>Industrial Uses</b>		
Bulk Storage of Liquids or Grain	X	X
Contractor Offices	X	X
Crematorium	X	X
Data Center	X	X
Machinery and Heavy Equipment Sales, Leasing, and Storage	X	X
Manufacturing and Production (Heavy or Outdoors)	X	X
Manufacturing and Production (Indoors)	X	X
Medical Marijuana Testing and Processing	X	X
Outdoor Storage and Bulk Sales	X	X
Printing and Publishing	X	X
Radio and Television Stations	X	X
Recycling Collection/Processing Facilities	X	X
Research and Development Facilities	X	X
Self-Storage Facilities	X	X
Soil and Mineral Extraction Activities	X	X
Warehouses	X	X
Wholesale Sales and Distribution Centers (Indoors)	X	X
Wholesale Sales and Distribution Centers (Outdoors)	X	X
<b>Public and Institutional Uses</b>		
Active Recreational Uses	C	P
Cemeteries	X	X
Colleges and Higher Educational Institutions	X	C
Community Recreation Facility	C	X
Cultural Facilities and Structures	C	PS
Educational Institutions (K-12)	C	P
Essential Services		
Government Facilities	C	C
Government Offices	C	P
Hospitals	X	C
Nursery Schools or Day Care Centers (Children or Adults)	C	P
Passive Parks, Open Space, and Natural Areas	P	P
Places of Worship	C	PS
Utility Facilities and Buildings	C	C

### **Planning Considerations**

The parcel in question is contiguous to R-2 zoning and is developed as single-family residential.

### **REVIEW CRITERIA**

Recommendations and decisions on zoning map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- A. The proposed amendment is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code;
- B. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- C. The proposed amendment will promote public health, safety, and general welfare;
- D. The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
- E. The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
- F. Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
- G. The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- H. The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
- I. The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- J. The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property.

### **PLANNING AND ZONING DIVISION STAFF RECOMMENDATION**

Staff supports recommending approval of application PC-23-20 to amend the zoning of property on the east side of College Ave consisting of the northwest section of parcel 64-02329.000.

The staff's recommendation is based on the appropriateness of the proposed zoning classification for the property in relation to the subject review criteria. It does not consider any specific use or plan for the site. It is the staff's assessment that:

- The application is consistent with the objectives of the R-2 zoning district, as this is an expansion of an existing contiguous use.



## **CITY OF WOOSTER**

*Planning and Zoning Division*

538 North Market Street Wooster, OH 44691

Phone: 330-263-5238

July 18, 2023

Dear Property Owner,

You are receiving this notice because you are an owner of property within 200 ft. of an application submitted to the City of Wooster Planning Commission. The Commission will hold a public hearing at their next regular meeting regarding the application described below at 6:30 pm on August 3, 2023. The meeting will be held at City Hall, 1<sup>st</sup> floor Council Chambers, 538 North Market Street, Wooster, Ohio.

**PC-23-20 Louise Keating requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of .172 acres at 621-637 College Avenue with parcel number 64-02329.000 on the northeast corner of E. Bowman and College Avenue from C-2 (Community Commercial) Zoning District to R-2 (Single-Family Residential) Zoning District.**

All interested parties are welcome to attend and will be given the opportunity to address the Commission during the public hearing portion of the meeting and submit evidence and written comments with respect to the application.

For further information, to submit written comments prior to the meeting, please contact:

City of Wooster, Planning and Zoning Division  
538 North Market Street, Wooster, Ohio  
vmarion@woosteroh.com  
(330) 263-5238

<u>Parcel</u>	<u>Owner</u>	<u>Address</u>	<u>City</u>
64-00448.000	A & D MILLER RENTALS LLC	1449 S CARR RD	ORRVILLE OHIO 44667
64-00830.000	ARROWHEAD REAL ESTATE INVESTMENTS LLC	P.O. BOX 1303	MEDINA OHIO 44258
65-02001.000	BISHOP OF ROMAN CATHOLIC DIOCESE OF CLEVELAND	P.O. BOX 109	WOOSTER OHIO 44691
64-00468.000	COLLEGE OF WOOSTER THE	1189 BEALL AVE	WOOSTER OHIO 44691
64-00363.000	COUNTRY HILL RENTALS LLC	48725 STATE ROUTE 255	SARDIS OHIO 43946
64-00350.000	DISCOVER TIME HOLDINGS LLC	1263 W MILLTOWN RD	WOOSTER OHIO 44691
64-01947.000	DOUGLAS RONALD P & PAULETTE E S/T	539 COLLEGE AVE	WOOSTER OHIO 44691
64-00070.000	EIKLEBERRY JESSICA B	636 COLLEGE AVE	WOOSTER OHIO 44691
64-02158.000	HABITAT FOR HUMANITY	2700 AKRON RD	WOOSTER OHIO 44691
64-00943.000	HARAMBEE CONSTRUCTION LTD	515 S GEYERS CHAPELRD	WOOSTER OHIO 44691
65-01609.000	HILL LINDA F	659 BEALL AVE	WOOSTER OHIO 44691
64-01531.000	HOTHEM INVESTMENT LIMITED PARTNERSHIP	531 N MARKET STR	WOOSTER OHIO 44691
64-01198.000	J3A PROPERTIES LLC	117 ELYES PERRY RD	LYME CT 06371
64-02456.000	KENNEDY REBECCA K	651 COLLEGE AVE	WOOSTER OHIO 44691
64-00961.000	LUKE JOHN T & CAROLYN A S/T	646 COLLEGE AVE	WOOSTER OHIO 44691
64-01570.000	MCDONALDS USA LLC	11350 CLEVELAND AVE	UNIONTOWN OHIO 44685
64-00484.000	MILETTO JOANN M	3092 S SMYSER RD	WOOSTER OHIO 44691
64-01169.000	MOSSER JAMES L & TAMARA A S/T	645 COLLEGE AVE	WOOSTER OHIO 44691
64-01369.000	ROUHIER LAWRENCE J JR & TERESAA	538 COLLEGE AVE	WOOSTER OHIO 44691
64-01110.000	STRNAD & STRNAD LLC	636 BEALL AVE	WOOSTER OHIO 44691
64-00153.000	WAYNE METROPOLITAN HOUSING AUTHORITY	345 N MARKET STR	WOOSTER OHIO 44691
64-00733.000	WILLADENA LLC	570 FOREST CREEK DR	WOOSTER OHIO 44691
65-01803.000	ZIMMERMAN CATHERINE E SUCCESSOR TRUSTEE	1933 SCHEIDER STR	NORTH CANTON OHIO 44720
64-01980.000	ZIMMERMAN JESSICA	659 COLLEGE AVE	WOOSTER OHIO 44691





## **CITY OF WOOSTER**

*Planning and Zoning Division*

538 North Market Street Wooster, OH 44691  
Phone: 330-263-5235 Fax: 330-263-5274

July 17, 2023

### **DAILY RECORD PLEASE PUBLISH July 23, 2023**

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The City of Wooster will hold regular meetings of the Planning Commission and Board of Building and Zoning Appeals on Thursday, August 3, 2023. The meetings will be held at City Hall, 1<sup>st</sup> floor Council Chambers, 538 North Market Street, Wooster, Ohio.

The Planning Commission will hold a public hearing for the following application at their meeting, which will begin at 6:30 pm: PC-23-18 John Long requesting approval for a Conditional Use Permit and Preliminary Development approval for a multi-family development on the north side of Benden Drive and on the west side of Eagle Pass with permanent parcel numbers 67-02690.009 and 67-02690.011 in a C-3 (General Commercial) zoning district. PC-23-20 Louise Keating requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of .172 acres at 621-637 College Avenue with parcel number 64-02329.000 on the northeast corner of E. Bowman and College Avenue from C-2 (Community Commercial) Zoning District to R-2 (Single-Family Residential) zoning district.

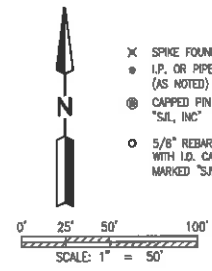
The Board of Building and Zoning Appeals will hold public hearings for the following applications at their meeting, which will begin at 7:30 pm: BZA-23-9 Kristen Swenson requesting an area variance from Planning and Zoning Code Section 1115.04(a) to allow an addition within the required side and rear yard setbacks at 204 Branstetter Street with parcel number 68-00297.000 in an I-2 (General Industrial) zoning district. BZA-23-10 Louise Keating requesting an Area Variance from Planning and Zoning Code Section 1125.03(b) to allow parking to be located off-site at 621-637 College Avenue in a C-2 (Community Commercial) zoning district.

All interested parties are welcome to attend and will be given the opportunity to address the Commission and Board during the public hearing portion of the meetings and submit evidence and written comments with respect to the applications. Special auxiliary aids for disabled persons are available upon request with at least five days notice prior to the meeting. For further information, to submit written comments prior to the meeting, or to request special auxiliary aids, please contact Vincent Marion, Planning and Zoning Manager, at [vmarion@woosteroh.com](mailto:vmarion@woosteroh.com), (330) 263-5238 or 538 North Market Street, Wooster, Ohio.

# FIRST PRESBYTERIAN CHURCH ALLOTMENT #3

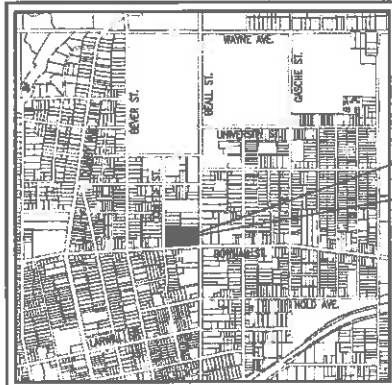
BEING A REPLATTING AND RENUMBERING OF PART OF LOT 9067  
IN FIRST PRESBYTERIAN CHURCH ALLOTMENT #2 AS RECORDED IN  
VOLUME 26; PAGE 486 OF WAYNE COUNTY PLAT RECORDS  
AND BEING SITUATED IN THE CITY OF WOOSTER, COUNTY OF  
WAYNE AND STATE OF OHIO

- X SPIKE FOUND
- I.P. OR PIPE FOUND (AS NOTED)
- ⊙ CAPPED PIN FOUND "S.L. INC"
- 5/8" REBAR SET WITH I.D. CAP MARKED "S.L. INC"



REFERENCE SURVEY:  
S'-85; U'-231; '00'-85; 'SS'-207

BASIS OF BEARING:  
This survey is based on the north line of the Bowman Street, bearing S87°00'33"W, as shown on survey 'SS'-207 by Mark E. Purdy of Shaffer, Johnston, Lichtenwalter & Assoc., Inc. dated March 2004.



LOCATION MAP

PROJECT LOCATION

NOTE: SIGN ONLY IN BLACK INK. PRINT NAME BELOW ALL SIGNATURES.

Know by all men present, that we, the undersigned owners of land shown on this plat, have caused the same to be surveyed and replatted as shown and do hereby acknowledge it to be our own free act and deed.

Witness our hands this \_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNERS:  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF OHIO SS:  
COUNTY OF WAYNE

Before me, a Notary Public, in and for said county and state, personally appeared the above named Owners, who acknowledged that they did sign the foregoing plat and that the same was their own free act and deed.

this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Approved: \_\_\_\_\_  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

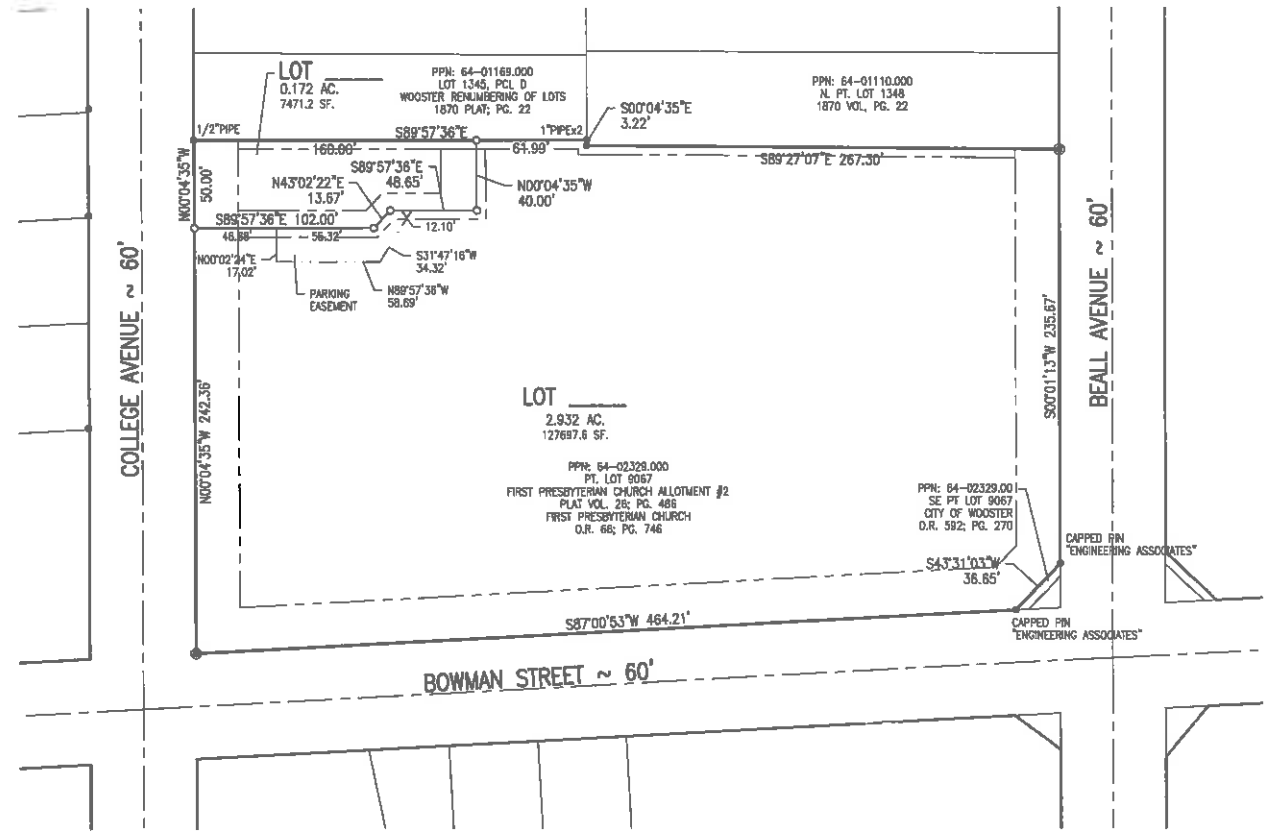
Approved: \_\_\_\_\_  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved for Recording: \_\_\_\_\_  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Transferred: \_\_\_\_\_  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Filed for record in Wayne Co., Ohio

JANE CARMICHAEL, RECORDER  
DATE \_\_\_\_\_ AT \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
PLAT VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_



Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.



By: Mark E. Purdy, P.S. #7307 Date \_\_\_\_\_

**SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
3477 Commerce Parkway, Suite C  
Wooster, Ohio 44691  
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sj@sl-inc.com

DRAWN E. Feb	CHECKED	SCALE 1" = 50'	DATE 05/17/2023
-----------------	---------	-------------------	--------------------

DWG NO: EW-1798E JOB NO: EW-1798E SHEET 1 OF 1

PPN: 64-01169.000  
 LOT 1345, PCL D  
 WOOSTER RENUMBERING OF LOTS  
 1870 PLAT; PG. 22

COLLEGE AVENUE ~ 60'

1/2" PIPE

FENCE

GAR.

20'±

1" PIPE X2

H.N. 637  
 2 1/2 STY  
 FR. RES.

FUTURE LOT  
 0.172 AC.

GAR

S00°04'35"E 50.00'

S89°57'36"E 46.68'

S89°57'36"E 55.32'

S89°57'36"E  
 12.10'

2'±

2'±

N00°02'24"E  
 19.18'

N89°57'36"W 58.69'

N45°02'24"E  
 13.67'

S37°47'18"W 34.33'

PPN: 64-02329.000  
 PT. LOT 9067  
 FIRST PRESBYTERIAN CHURCH ALLOTMENT #2  
 PLAT VOL. 26; PG. 486  
 FIRST PRESBYTERIAN CHURCH  
 O.R. 66; PG. 746

**PARKING EASEMENT EXHIBIT**

PART OF LOT 9067  
 FIRST PRESBYTERIAN CHURCH ALLOTMENT #2  
 PLAT VOLUME 26; PAGE 486  
 CITY OF WOOSTER  
 COUNTY OF WAYNE  
 STATE OF OHIO



0 20'

- I.P. OR PIPE FOUND (AS NOTED)
- CAPPED PIN FOUND "SJL, INC"

BOWMAN STREET ~ 60'

**SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.**  
 Consulting Engineers & Surveyors  
 3477 Commerce Parkway, Suite C  
 Wooster, Ohio 44691  
 TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc.com

DRAWN C. Fob	CHECKED	1" SCALE = 20'	DATE 05/17/2023
DWG NO: EW-1798E		JOB NO: EW-1798E	
		SHEET 1 OF 1	





Front view (taken from College Avenue) of 2-1/2 story frame residence. First Presbyterian Church visible at the right of photo.



View of access drive (taken from College Avenue) serving 2-1/2 story frame residence at left of photo and First Presbyterian Church at the right of photo



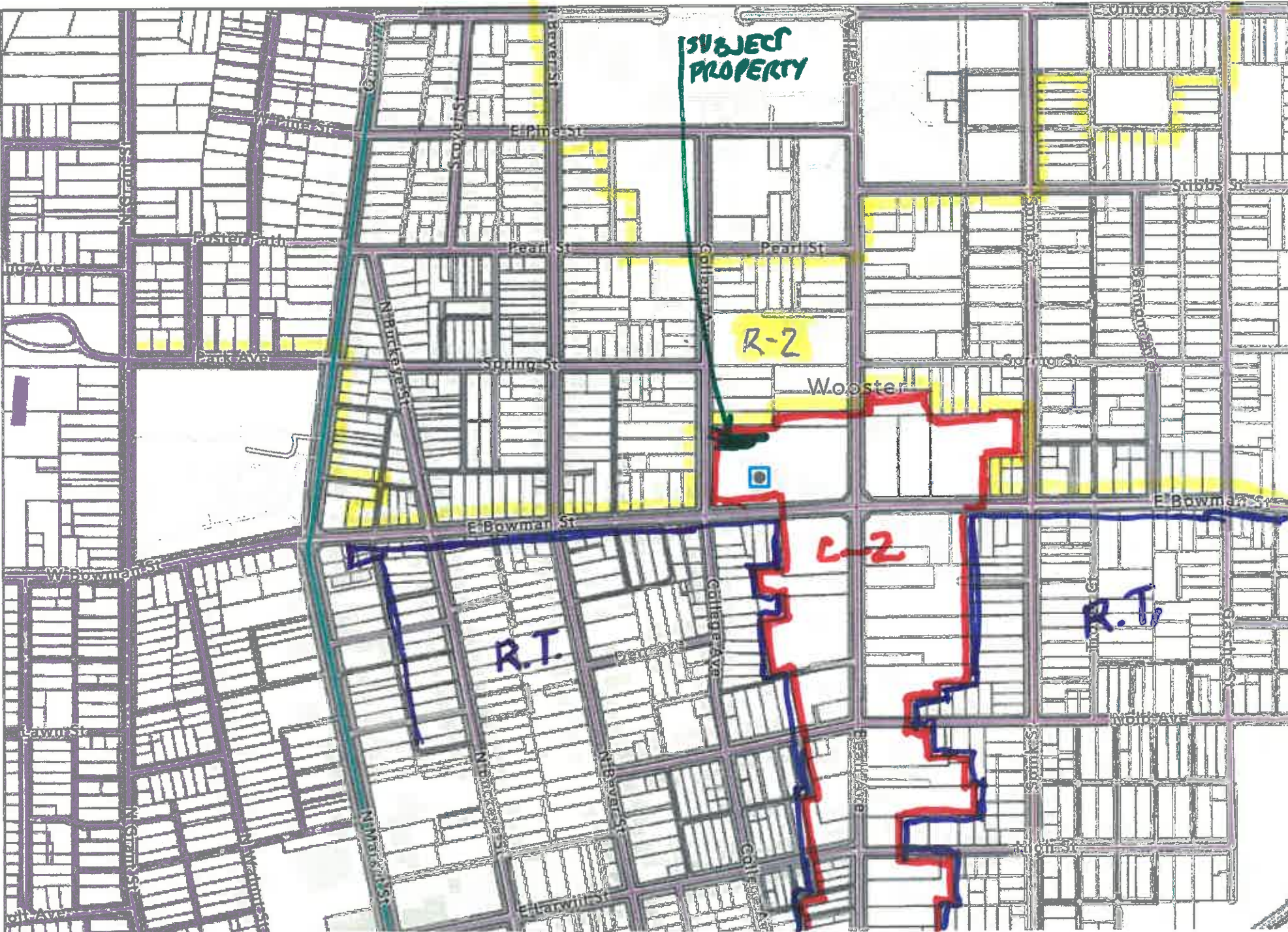
View of parking easement area, for two vehicles. Photo taken from access drive, facing east.



View of parking easement area. Photo taken from access drive, facing west. Rear of 2-1/2 story frame residence is shown. Handicapped parking area for First Presbyterian Church appears in foreground.



# GIS Web Map





**CITY OF WOOSTER**  
**Planning and Zoning Division**  
538 North Market Street Wooster, OH 44691  
Phone: 330-263-5238

August 4, 2023

Dear Louise Keating,

At the August 3, 2023 meeting of the City of Wooster Planning Commission, a motion was made to recommend approval of application PC-23-20, Louise Keating requesting an approval recommendation from the Planning Commission to City Council for a Zoning Map Amendment to change the zoning of .172 acres at 621-637 College Avenue with parcel number 64-02329.000 on the northeast corner of E. Bowman and College Avenue from C-2 (Community Commercial) Zoning District to R-2 (Single-Family Residential) Zoning District., to City Council.

The motion received the necessary votes and the application will be forwarded to City Council with a recommendation of approval from the Planning Commission.

Please feel free to contact me at (330) 263-5238 or [vmarion@woosteroh.com](mailto:vmarion@woosteroh.com) if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink that reads "Vince A. Marion". The signature is fluid and cursive, with a long horizontal flourish at the end.

Vince Marion  
Planning and Zoning Manager

ORDINANCE NO. 2023-21

AN ORDINANCE AMENDING ORDINANCE NO. 2010-24 BY AUTHORIZING THE MAYOR TO ASSIGN THE COMMUNITY REINVESTMENT AREA AGREEMENT TO R MILLER LAND DEVELOPMENT LTD, FOR IMMEDIATE ENACTMENT.

WHEREAS, this City Council, in Ordinance No. 2010-24, authorized the Mayor to enter into an agreement with Merchants Block LLC for Community Reinvestment Area Tax Incentives, including a capital investment of up to \$7,330,000.00 for the new constructions of a three-story combined commercial/residential facility on the former Freedlander's site (125 W. Liberty Street) with the commitment of creating at least two (2) full-time jobs, with an exemption of 100% of real estate taxes for a period of twelve (12) years; and

WHEREAS, Merchants Block LLC, previously obtained approval of this Council to transfer its Community Reinvestment Area (CRA) Agreement, with all of its rights and responsibilities, to Ed Howman, an individual, by adoption of Ordinance No. 2016-35; and

WHEREAS, following a recommendation by the Wayne County Auditor's Office, Wooster City Council adopted Ordinance 2022-20, affirming authorization of CRA exemption to residential units and consenting to the ongoing transfer of ownership of residential units at the project site; and

WHEREAS Ed Howman now wishes to sell his remaining interests in the project site to R Miller Land Development Ltd., an Ohio domestic limited liability company, including commercially-classified property, and seeks written permission of the City to transfer its rights and responsibilities for the commercially-classified property at the project site, in accordance with ¶16 of the CRA Agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Ordinance No. 2010-24, as amended by Ordinance 2016-35 and Ordinance 2022-20, is modified to provide that the Mayor, on behalf of the City of Wooster, is additionally authorized to enter into an *amended* agreement with Ed Howman and R Miller Land Development Ltd, where the latter will be substituted as the Enterprise, and thus eligible for the remaining CRA tax incentives. It is expressly understood that the new owner (R Miller Land Development Ltd.) will assume the CRA agreement as it was originally executed and as it presently exists; that the terms will remain unchanged except as to the following: (1) the identity of R Miller Land Development Ltd as the Enterprise; and (2) and that R Miller Land Development Ltd will be required to meet all of the Enterprise's obligations thereunder.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 3. This Ordinance is hereby declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to facilitate the maintenance of an economic development incentive project through authorizing the transfer of an agreement to new property owners as originally contemplated; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and



CRA 2023-21

### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

<b>Division</b> Development	<b>Meeting Date Requested</b> September 5th, 2023
<b>Project Name</b> Assignment of CRA 10-002	<b>Estimated Total Funds/Costs</b> \$0
<b>Is Full Amount Budgeted?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
<b>If No, How is the Purchase to be Funded?</b> N/A - Authorization to assign CRA 10-002.	
<b>Description of Request</b> Authorization for the Mayor to modify the City's existing 10-002 Community Reinvestment Area (CRA) agreement with Ed Howman, an individual, to allow a transfer of ownership and exemption for the commercially-classified property within the exempted structure. This CRA successfully supported the creation of a new mixed-use three story building, "Merchants Block" spanning 117- 147 W. Liberty and 101 - 139 N. Walnut in downtown Wooster. As of 2022, the agreement has exceeded its job commitment goals and met its original investment commitments, with the project supporting 12 residential units and several small businesses with 16 full-time equivalent jobs created. Per ¶16 of the agreement, the City reserves the right to authorize transfers of CRA exemptions to new property owners. The agreement exempts approx. \$106K annually and runs through 2024.	
<b>Justification / Benefits</b> Staff recommends the proposal as it is 1. in keeping with the original intent of the project, 2.) does not change the level or durations of the actual exemption, 3. and maintains accountability with the new Enterprise (R Miller Land Development Ltd) being responsible for maintaining the investment made at the Project Site.	
<b>Will this Project affect the City's Operating Costs</b> No direct cost impact anticipated, would improve efficiency of tax exemption portfolio management.	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> Without action, neither commercial owner or residential condominium owners would be eligible for exemption through the final 2023 and 2024 incentive years.	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons Suspension preferred as this request is otherwise usual and ordinary.	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b> Jonathan Millea	<b>Date:</b> 8/17/2023

Approved for Agenda  Yes  No

**CRA Application – CRA Assumption by R Miller Land Development Ltd.**  
**125 W. Liberty Street, Wooster, Ohio 44691**  
**Wooster, Ohio 44691**  
**Authorized Representative: Megan Miller**

**PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Wooster located in the County of Wayne and R Miller Land Development Ltd.**

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

<u>R. Miller Land Development Ltd</u>	<u>Mrs. Megan Miller</u>
Enterprise Name	Contact Person
<i>Development Coordinator's Note: Applicant's Main office:</i>	
<u>11552 Township Road 259, Millersburg, Ohio 44654</u>	
<u>PO Box 86 Holmesville, OH 44633</u>	<u>330.473.8822</u>
Address	Telephone Number

- b. Project site:

<u>Merchants Block</u>	<u>Megan Miller</u>
Location Name	Contact Person
<u>125 W. Liberty Street</u>	<u>330-473-8822</u>
<u>Wooster, Ohio 44691</u>	<u>330-473-8822</u>
Address	Telephone Number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Mixed-use building, 1/3 – Retail/Commercial, 2/3 Residential Condominiums

\_\_\_\_\_

\_\_\_\_\_

- b. List primary 6 digit North American Industry Classification System (NAICS)# 531390

Business may list other relevant SIC numbers. \_\_\_\_\_

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: Not Applicable)
- \_\_\_\_\_
- \_\_\_\_\_

- d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Limited Liability Company

\_\_\_\_\_

3. Name of principal owner(s) or officers of the business.

**CRA Application – CRA Assumption by R Miller Land Development Ltd.  
125 W. Liberty Street, Wooster, Ohio 44691  
Wooster, Ohio 44691  
Authorized Representative: Megan Miller**

Roy A. Miller, Jr.

4. a. State the enterprise's current employment level at the proposed project site:

6 Permanent Full-Time originally committed. At time of application. 22 full-time equivalents as per 2022 annual report.

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes \_\_\_ No X

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

None

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

None

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

Not Applicable

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

Not Applicable

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?  
Yes \_\_\_ No X

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes \_\_\_ No X

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?  
Yes \_\_\_ No X

d. If yes to any of the above, please provide details of each instance including but not limited to

**CRA Application – CRA Assumption by R Miller Land Development Ltd.**  
**125 W. Liberty Street, Wooster, Ohio 44691**  
**Wooster, Ohio 44691**  
**Authorized Representative: Megan Miller**

the location, amounts and/or case identification numbers (add additional sheets).

6. **Project Description:** This application seeks a transfer of the City of Wooster's existing Community Reinvestment Area Agreement #10-002 with Merchants Block LLC from Mr. Ed Howman (as assigned in 2016) to R Miller Land Development Ltd. Please refer to Page 2 of the original Merchants Block LLC application packet for original project description information.

7. Project will begin March 1, 2011 and be completed December 31, 2012, provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

At time of application, 22 full-time equivalent employees as per 2022 annual report. Original: Six full-time, permanent employees. (Project lessee(s) will be new employer. R Miller Land Development Ltd will retain responsibility for reporting annual payroll, employment, and other figures concerning the agreement.

b. State the time frame of this projected hiring: two yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

Six within twenty-four months.

9. a. Estimate the amount of annual payroll such new employees will add \$ 90,480 (Note, as per 2022 annual report, total payroll is \$996,058) (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$Not-Applicable

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Buildings:	<u>\$ 0.00 (Previous - \$230,000)</u>
B.	Additions/New Construction:	<u>\$ 0.00 (Previous - \$5,500,000-\$6,250,000)</u>
C.	Improvements to existing buildings:	<u>\$ 0.00 (Previous - \$320,000)</u>
D.	Machinery & Equipment:	<u>\$ 0.00 (Previous - \$0)</u>
E.	Furniture & Fixtures:	<u>\$ 0.00 (Previous - \$0)</u>
F.	Inventory:	<u>\$ 0.00 (Previous - \$0)</u>
	<b>Total New Project Investment:</b>	<u>\$ 0.00 – Request for Transfer</u>

11. a. Business requests the following tax exemption incentives: 100 % for twelve (12) years covering \$5,855,000-\$7,330,000 of real property as described above. Be specific



**CRA Application – CRA Assumption by R Miller Land Development Ltd.  
125 W. Liberty Street, Wooster, Ohio 44691  
Wooster, Ohio 44691  
Authorized Representative: Megan Miller**

as to the rate, and term.

- b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)  
To continue to allow for the original business plan.

Submission of this application expressly authorizes City of Wooster to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

R. Miller Land Development, Ltd. \_\_\_\_\_

4-20-23

Name of Property Owner

Date

Signature

Roy A. Miller Jr. Member \_\_\_\_\_

Typed Name and Title

\* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

\*\* Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.



**CRA**  
#169-86548-01  
**Ed Howman** (Transferred from Merchants Block LLC in 2016)  
**117- 147 W. Liberty and 101 - 139 N. Walnut**  
**Parcels: Multiple - 64-01687 and 64-00528 Series**  
**Agreement 10-002**

Execution: 12/21/2010  
Expiration: 12/31/2024  
**Incentive: 12-Year, 100 Percent Real / Personal Property**  
School District: Wooster City School District

**Status**  
Fully  
Compliant



Photo: April 3, 2023

	As of 12/2008	As of 12/2009	As of 12/2010	As of 12/2011	As of 12/2012	As of 12/2013	As of 12/2014	As of 12/2015	As of 12/2016	As of 12/2017	As of 12/2018	As of 12/2019	As of 12/2020	As of 12/2021	As of 12/2022
<b>Commitment:</b>															
Property:	\$6,020,000	-	-	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
Exemption:	\$6,020,000	-	-	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
Personal:	\$0	-	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Jobs:	6	-	-	0	0	2	2	8	14	17	19	27	19	16	22
Total Payroll:	\$92,000	-	-	\$0	\$0	\$50,000	\$293,347	\$297,465	\$558,419	\$689,500	\$745,500	\$932,000	\$671,000	\$592,000	\$996,058
New Jobs:	6	-	-	0	0	2	2	8	14	17	19	27	19	16	22
New Payroll:	\$92,000	-	-	\$0	\$0	\$50,000	\$293,347	\$297,465	\$558,419	\$689,500	\$745,500	\$932,000	\$671,000	\$592,000	\$996,058
Saved Jobs:	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0
Saved Payroll:	\$0	-	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2009 Pay 2010	2010 Pay 2011	2011 Pay 2012	2012 Pay 2013	2013 Pay 2014	2014 Pay 2015	2015 Pay 2016	2016 Pay 2017	2017 Pay 2018	2018 Pay 2019	2019 Pay 2020	2020 Pay 2021	2021 Pay 2022	2022 Pay 2023 Est*	2023 Pay 2024	Project Totals
Real Taxes Paid	-	\$3,630	\$4,125	\$4,218	\$307	\$11,729	\$8,939	\$9,184	\$9,104	\$11,022	\$11,407	\$12,429	\$12,854	\$12,859	\$100,141	
Real Taxes Foregone	-	-	-	-	\$45,290	\$81,818	\$101,932	\$105,390	\$103,556	\$107,246	\$102,438	\$102,217	\$108,419	\$106,197	\$964,502	
Personal Taxes Paid	-	-	-	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Personal Taxes Foregone	-	-	-	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

**Previous Compliance**  
TIRC reviewed August 22, 2022, when it recommended modification of the agreement to permit transfer of residential properties, which was approved by Wooster City Council.

**Summary**  
Merchants Block, a historic redevelopment project in Downtown undertaken by Washington Properties, finished construction in 2013 on the former site of the Freedlander's Department Store, bringing 10,000 square feet of retail space and 12 new residential condominiums (retailing ~275K in 2019). Through 2020, the space supported Jimmy Johns, Basil Asian Bistro, Motts Oils, Welcome Home Realty. Most recently, the space welcomed Whippit Dalgona Coffee and Boba Bowl. Parcels: 64-01687 000, 64-01687 001, 64-01687 002, 64-01687 003, 64-01687 004, 64-01687 005, 64-01687 006, 64-01687 007, 64-01687 008, 64-01687 009, 64-00528 002, 64-00528 003, 64-00528 004, 64-00528 005, 64-00528 006, 64-00528 007, 64-00528 008, 64-00528 009, 64-00528 010, 64-00528 011, 64-00528 012, 64-00528 013, 64-00528 014, 64-00528 015, 64-00528 016, 64-00528 017. The site and CRA transferred to a new owner, Ed Howman, from the original developer, Merchants Block LLC, in 2016. The project continued to exceed commitments in 2021. In 2022, the Wayne County Auditor's Office advised that written approval was necessary to continue accommodating residential units (which have transferred but remain subject to an HOA) with CRA treatment. TIRC recommended a modification to permit extension of CRA treatment to residential units, with the business owner retaining responsibility for all maintenance and employment requirements, which was subsequently approved by City Council. One March 2, 2023, R. Miller Land Development obtained ownership of the Ed Howman Properties and a transfer request is currently pending for tax year 2023. **Recommendation:** Continue.

RESOLUTION NO. 2023-44

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF METER TRANSMITTING UNITS AND ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, the City is in need of replacement of Meter Transmitting Units, and those units must be provided by a proprietary source in order to be compatible with current equipment;

WHEREAS, the cost of such contract will not exceed the amounts budgeted for this purpose for the years indicated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. In accordance with the estimated needs of the City of Wooster for proper water billing, the Director of Administration is authorized to enter into a contract with Aclara for the purchase of Meter Transmitting Units.

SECTION 2. The cost of said units shall not exceed the amount that will be appropriated.

SECTION 3. This purchase is exempt from the requirements of competitive bidding pursuant to section 160.03 of the Wooster Codified Ordinances because only a single sole source for the purchase exists.

SECTION 4. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 5. This Resolution is declared to be necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to complete such purchases as it is a necessary for operations; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2023

Vote: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

\_\_\_\_\_

President of Council

Approved: \_\_\_\_\_, 2023

\_\_\_\_\_

Mayor

Introduced by: Craig Sanders

Res 2023-44

### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

<b>Division</b> Utilities	<b>Meeting Date Requested</b> September 5, 2023
<b>Project Name</b> Meter Transmission Units	<b>Estimated Total Funds/Costs</b> \$70,560.00
<b>Is Full Amount Budgeted?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED	
<b>If No, How is the Purchase to be Funded?</b>  	
<b>Description of Request</b> As part of the meter transmission unit replacement plan for the automated meter reading system (AMR), approximately 650 MTUs are purchased from Aclara each year to replace outdated units. Because the transmission units are a specialized technology, this is a sole source bid.	
<b>Justification / Benefits</b> The purchase of the meter transmission units is necessary to replace outdated units.	
<b>Will this Project affect the City's Operating Costs</b> No	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b>  	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Explain The Circumstances:</b> The units are provided by a proprietary source so that they are compatible with current equipment.	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Note Reasons</b> Immediate enactment is requested so there is no lapse in service.	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b> Mike Fritz	<b>Date:</b> August 21, 2023

**Approved for Agenda**  Yes  No



2023-45

### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

<b>Division</b> Development	<b>Meeting Date Requested</b> September 5th, 2023
<b>Project Name</b> Conform Lines - 0.234 acres	<b>Estimated Total Funds/Costs</b> \$112.00
<b>Is Full Amount Budgeted?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If YES, three readings NOT REQUIRED</b>	
<b>If No, How is the Purchase to be Funded?</b> City will forgo a portion of real estate taxes from the site for the first five years, but will earn this back in year 12.	
<b>Description of Request</b> This resolution provides a formal request by Council to the Wayne County Commissioners to conform the boundaries of one residential property (single-family home) comprising a 0.234-acre area, originally annexed in 2021. Annexed territories exists in both township and municipalities until boundaries are conformed, meaning that residents in this territory pay taxes to each entity and also vote for council members and township trustees at the same time (despite no services being provided by the Township). The resolution instructs the County Commissioners to amend the township boundary, which will simplify processes for the Board of Elections and voters, and also removing township millage while adding City millage to properties (+55%), overall slightly lowering tax rates for the homeowner (-6%). Conformity ensures financial stability for the City, which will make compensation payments to Wayne Township over the first 12 years per ORC 503.07.	
<b>Justification / Benefits</b> Economic Development staff RECOMMENDS approval as it 1.) eliminates confusion and complications for Board of Elections and voters, 2.) lowers homeowner property tax rates to same level as most other places in the City, 3.) enables long-term property tax revenue sustainability.	
<b>Will this Project affect the City's Operating Costs</b> Please see attached spreadsheet. \$112 in revenues forgone property tax revenue short-term.	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> Without action, the territory will remain in Wayne Township and Wooster City at the same time, paying an elevated tax rate, though no services are received from the Township.	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If Yes, Explain The Circumstances:</b>	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Note Reasons</b> Suspension preferred as this request is otherwise usual and ordinary.	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b> Jonathan Millea	<b>Date:</b> 8/22/2023

**Approved for Agenda**  Yes  No

**Highland Ave Conforming Boundaries Impact**

This property comprises a single-family home (rollback and homestead exemption applied). Conforming nets positive revenue before the end of the compensation period.

Parcel	Address	Acreage	Use	Appraised	Effective	Current Tax	Present Tax	Conform Tax Rate	Tax Bill
					Appraised		Rate		Change
73-00018.000	903 W. Highland Ave.	0.234	Residential*	\$113,830	\$35,060	\$2,215.26	61.907106	58.219291	\$131.96
<b>TOTAL:</b>		0.234		\$113,830	\$35,060	\$2,215.26	<b>(Annual savings: \$131.96)*</b>		\$131.96

\*12% credit applied

**1039 Perkins Ave**

Current / No Conformity					Revenue Schedule With Conformity							
City of Wooster			Wooster Township		City of Wooster				Wooster Township			
Year	Effective		Rate	Revenue	Rate	Revenue	Change	Percent Change	Effective Rate	Revenue	Change	Percent Change
	Rate	Revenue										
2023	2.7	\$94.66	2.1	\$73.63	1.7	\$60.30	(\$34.36)	-36.3%	2.5	\$99	\$25.18	34.2%
2024	2.7	\$94.66	2.1	\$73.63	1.7	\$60.30	(\$34.36)	-36.3%	2.5	\$99	\$25.18	34.2%
2025	2.7	\$94.66	2.1	\$73.63	1.7	\$60.30	(\$34.36)	-36.3%	2.5	\$99	\$25.18	34.2%
2026	2.7	\$94.66	2.1	\$73.63	2.6	\$90.19	(\$4.47)	-4.7%	1.6	\$65	(\$8.78)	-11.9%
2027	2.7	\$94.66	2.1	\$73.63	2.6	\$90.19	(\$4.47)	-4.7%	1.6	\$65	(\$8.78)	-11.9%
2028	2.7	\$94.66	2.1	\$73.63	3.0	\$103.78	\$9.12	9.6%	1.2	\$49	(\$24.22)	-32.9%
2029	2.7	\$94.66	2.1	\$73.63	3.0	\$103.78	\$9.12	9.6%	1.2	\$49	(\$24.22)	-32.9%
2030	2.7	\$94.66	2.1	\$73.63	3.0	\$103.78	\$9.12	9.6%	1.2	\$49	(\$24.22)	-32.9%
2031	2.7	\$94.66	2.1	\$73.63	3.0	\$103.78	\$9.12	9.6%	1.2	\$49	(\$24.22)	-32.9%
2032	2.7	\$94.66	2.1	\$73.63	3.0	\$103.78	\$9.12	9.6%	1.2	\$49	(\$24.22)	-32.9%
2033	2.7	\$94.66	2.1	\$73.63	3.3	\$117.36	\$22.70	24.0%	0.9	\$34	(\$39.66)	-53.9%
2034	2.7	\$94.66	2.1	\$73.63	3.3	\$117.36	\$22.70	24.0%	0.9	\$34	(\$39.66)	-53.9%
<b>TOTAL:</b>		<b>\$1,135.93</b>		<b>\$883.50</b>		<b>\$1,114.90</b>	<b>(\$21.04)</b>	<b>-1.9%</b>		<b>\$741.03</b>	<b>(\$142.47)</b>	
<b>Post:</b>	<b>2.7</b>	<b>\$94.66</b>	<b>2.1</b>	<b>\$74</b>	<b>4.2</b>	<b>\$147.25</b>	<b>\$52.59</b>	<b>55.6%</b>	<b>0.0</b>	<b>\$0</b>	<b>(\$73.63)</b>	<b>-100.0%</b>
					Years to Gain			-0.40				

**Explanation:**

\* Wayne Township's millage is 3.1 alone for residential properties. Under annexation, the rate falls to 2.1. If conformed, the township must be compensated a portion of its 3.1 millage rate. (For residential, this schedule is 80% in years 1-3, 52.5% in years 4-5, 40% in years 6-10, and 27.5% in years 11 and 12.)

ORDINANCE NO. 2021-06

AN ORDINANCE ACCEPTING APPLICATION FOR THE ANNEXATION OF TERRITORY LOCATED ON WEST HIGHLAND AVE., AND CONTIGUOUS TO THE CORPORATION LIMITS (Matthew A. Long, Esq., Agent for Petitioner Stephanie Campbell)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. The proposed annexation, consisting of approximately .23 acres at 903 West Highland Ave., with Parcel Number 53-01283.000, as applied for in the petition described above, and as approved for annexation to the City of Wooster by the Board of County Commissioners of Wayne County on November 18, 2020, is accepted. The territory to be annexed is described in the petition, a copy of which is attached and incorporated by reference.

The certified transcript of the proceedings for annexation, together with an accurate map of the territory, the petition for annexation and other papers relating to the proceedings of the Wayne County Commissioners, are on file with the Clerk of this Council and have been for more than sixty (60) days.

SECTION 2. The Clerk of Council is directed to make three (3) copies of this Ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners of Wayne County relating hereto, and a certificate as to the correctness. The Clerk shall then deliver one copy of these documents to the Wayne County Auditor, one copy to the Wayne County Recorder and one copy to the Secretary of State, and shall file notice of this annexation with the Wayne County Board of Elections within thirty (30) days after it becomes effective; and the Clerk shall do all other things required by law.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1<sup>st</sup> reading 2-16-21      2<sup>nd</sup> reading →      3<sup>rd</sup> reading 3-1-21

Passed: 3-1, 2021

Vote: 7-0

Attest: Lynne DePaulo  
Clerk of Council

Michael E. Byrnes  
President of Council

Approved: March 2, 2021

R. F. Bracciarone  
Mayor

Introduced by: Craig Sanders



**PETITION FOR ANNEXATION**

**To the Board of Commissioners of Wayne County, State of Ohio**

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster.

The territory to be annexed is fully described as follows:

See attached **Exhibit A**.

The Tax Account Number is 53-01283.000.

This parcel is described herein for annexation consist of 0.234 acres.

An accurate map of this territory is attached hereto and incorporated herein as a part of this Petition as **Exhibit B**.

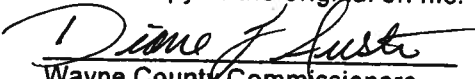
Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refile, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

The total number of owners of real estate in the above-described territory is one (1). Pursuant to Ohio Revised Code Section 709.02(E), the City of Wooster is not considered an "owner" and has not been included in the total number of owners necessary to file this petition.

  
Stephanie Campbell

Date: 9/4/2020

I hereby certify this is a true and correct copy of the original on file.

  
Wayne County Commissioners  
Diane L. Auster, clerk

**COPY**

**LIST OF ALL TRACTS, LOTS AND PARCELS IN THE  
TERRITORY PROPOSED FOR ANNEXATION AND ADJACENT  
TO THAT TERRITORY OR DIRECTLY ACROSS THE ROAD FROM IT**

<b>Owner Name</b>	<b>Mailing Address</b>	<b>Permanent Parcel Number</b>	<b>Parcel Location</b>
Stephanie Campbell	903 W. Highland Avenue Wooster, OH 44691	53-01283.000	Territory Proposed
Julie Louis	911 W. Highland Avenue Wooster, OH 44691	53-00648.000	Adjacent
Daniel J. Armstrong	887 W. Highland Avenue Wooster, OH 44691	53-00851.000	Adjacent
EIB Holdings, LLC	9878 Steiner Road Rittman, OH 44270	67-00634.000	Adjacent
James Barnard	1604 Wildwood Drive Wooster, OH 44691	67-00635.00	Adjacent
Mary Lou Campbell, Trustee	719 Woodmere Drive Wooster, OH 44691	68-02623.025	Directly Across The Road
Anthony Calabretta	685 Woodmere Drive Wooster, OH 44691	68-02623.192	Across The Road

## Exhibit A

### Boundary Description 0.234 Acres

#### Parcel 4WD

Situated in the State of Ohio, County of Wayne, Township of Wayne in the southwest quarter of Section 28, T-16N, R-13W.

Being part of the land described in a deed to Stephanie Campbell recorded in official record volume 882, page 2358 of the Wayne County records.

Described as follows:

Commencing at a one inch diameter steel pin found at the intersection of Oak Hill Road (Township Road 135) and Highland Avenue marking the southwest corner of Section 28.

Thence S 89° 54' 06" E 439.47 feet, along the south line of the quarter section and the centerline of Highland Avenue, to the southeast corner of Julie Louis as described in official record volume 869, page 2590.

Thence N 00° 21' 48" W 30.00 feet, along the east line of the Louis, to a capped pin set at the Point of Beginning for the parcel herein described.

Thence with the following FOUR courses:

- 1) N 00° 21' 48" W 170.04 feet, along the east line of Louis, to a capped pin set on the south line of Lot 5569 of the Hills and Dale's Inc., Woodland Subdivision No. 6 as recorded in plat volume 9, pages 2 and 3.
- 2) S 89° 56' 00" E 60.01 feet, along the south line of Lot 5569 and Lot 5568, to a capped pin marked "Rudolph 6449" found.
- 3) S 00° 20' 25" E 170.07 feet, along the west line of Daniel J. and Jayne R. Armstrong as described in official record volume 629, page 1407, to a capped pin set on the north right-of-way line of Highland Avenue.
- 4) N 89° 54' 06" W 59.94 feet, along the north right-of-way line of Highland Avenue, to the Point of Beginning.

This parcel contains 0.234 acres.

Prior Instrument: official record volume 882 page 2358.

Permanent Parcel #: all of 53-01283.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October 2019, on behalf of R.W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey volume \_\_\_\_, page \_\_\_\_.

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

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Edward A. Gasbarre, P.S. 7036

ORDINANCE NO. 2020-36

AN ORDINANCE STATING TO THE WAYNE COUNTY COMMISSIONERS, PURSUANT TO REVISED CODE SECTION 709.03, THE SERVICES WHICH THE CITY OF WOOSTER WOULD BE ABLE TO PROVIDE FOR PARCEL 53-01283.000, AND CONTIGUOUS TO THE CORPORATION LIMITS, AND DECLARING AN EMERGENCY. (Matthew A. Long, Esq., Agent for Petitioner Stephanie Campbell)

WHEREAS, Matthew A. Long, Esq., agent for Petitioner, has, pursuant to Revised Code Section 709.02, filed a petition with the Wayne County Commissioners seeking annexation of .234 acres of land owned by the petitioner in Wooster Township, adjacent to the City of Wooster (a map of said area is attached hereto); and

WHEREAS, Wooster City Council approved Ordinance No. 2020-24 on July 6, 2020 authorizing the Mayor to enter into a pre-annexation agreement with certain owners; and

WHEREAS, Revised Code Section 709.03 provides that upon the clerk of the municipal legislative authority receiving notice of a proposed annexation, the municipal legislative authority shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will be able to provide upon annexation of the territory proposed for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1: Upon annexation to the City of Wooster, parcel 53-01283.000 as presented in the petition for annexation would receive the following services from the City of Wooster:

- A. Police protection from the full-time police department of the City of Wooster; and fire protection and emergency squad services from the full-time fire department of the City of Wooster. The projected response time for fire and emergency squad is 4 minutes from Station 2, first-in unit; and 6 minutes from Station 1, second-in unit. These services would be immediately available.
- B. A twelve-inch water line is located on the South side of Highland, approximately 50 feet from the property line of the territory proposed for annexation, and immediately accessible for extension thereto. The water plant and water resources of the City of Wooster have sufficient capacity to serve this property. This service would be immediately available.

I hereby certify this is a true and correct copy of the original on file.  
*Matthew A. Long*  
Clerk, Wooster City Council

WAYNE CO COMMISSIONERS  
2020 SEP 24 PM 3:17

# Resolution

No. 2020-447

Board of Wayne County Commissioners  
Ron Amstutz    Rebecca S. Foster    Sue A. Smail

*Adopted:* September 9, 2020

*Subject:* **Resolution to Enter Upon the Wayne County Commissioners' Journal  
the Filing of a Petition for Annexation (2020-A5 Regular)**

It was moved by Commissioner Smail and seconded by Commissioner Amstutz that the following resolution be adopted:

Record of the following Petition for Annexation is hereby entered upon the Wayne County Commissioners' Journal.

**Petition for Annexation 2020-A5 Regular**

.234 acres from Wayne Twp. to the City of Wooster

Petitioners: Stephanie Campbell

Agent for the Petitioners: Matthew Long, 225 N. Market St., Wooster, Ohio

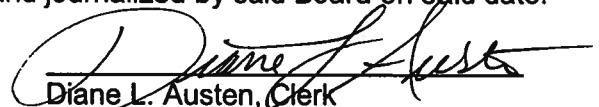
Public Hearing is set on Thursday, November 12, 2020, immediately following the Commissioners' 11:00a.m. Session at the Wayne County Administration Bldg., 428 W. Liberty St., Wooster, Ohio in the Commissioners' 2<sup>nd</sup> floor meeting room.

BE IT FURTHER RESOLVED, as required by Ohio Revised Code, a copy of this resolution shall be mailed within 5 days of the Petition filing date to the Agent for the Petitioner(s) to serve as notice of the Public Hearing.

The vote is as follows: Ron Amstutz yea    Rebecca S. Foster yea    Sue A. Smail yea

### CERTIFICATE

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.

  
Diane L. Austen, Clerk

# Resolution

No. 2020-588

*Board of Wayne County Commissioners*  
*Ron Amstutz    Rebecca S. Foster    Sue A. Smail*

*Adopted:* November 18, 2020

*Subject:* **Approval of a Regular Annexation to the City of Wooster, Wayne County, Ohio (2020-A5 Regular ORC 709.02)**

It was moved by Commissioner Smail and seconded by Commissioner Amstutz that the following resolution be adopted:

WHEREAS, on September 8, Matthew Long, on behalf of Petitioners filed with the Board of County Commissioners, Wayne County, Ohio, a Petition for Annexation to the City of Wooster, County of Wayne, pursuant to RC 709.02 which Petition was entered on the journal on September 9, 2020, pursuant to Resolution No. 2020-447; and

WHEREAS, said Petition is valid in that:

1. The Petition conforms to all of the statutory requirements outlined in Chapter 709 of the Ohio Revised Code and contains all of the matters required by RC 709.02.
2. RC 709.02(C)(1) requires signatures from at least 51% of property owner(s), this Petition is signed by 100% of the owner(s) of the territory proposed to be annexed and no signature is dated more than 180 days before the date of the filing of the Petition [RC 709.02(C)(1)].
3. The Petition includes an accurate legal description of the perimeter and an accurate map or plat of the territory proposed for annexation [RC 709.02(C)(2)].
4. The Petition names authorized agent for the Petitioner(s) [RC 709.02(C)(3)].
5. The Petition includes a list of all tracts, lots, or parcels proposed to be annexed; and all tracts, lots or parcels located adjacent to the territory to be annexed or directly across the road when a road is adjacent to the territory to be annexed, including the name and mailing address of the owner of each tract, lot or parcel, and the auditor's permanent parcel number for each tract or parcel [RC 709.02(D)];
6. Any owner that is a firm, trustee or corporation has been signed by a person authorized to sign for that entity [RC 709.02(E)];
7. The City of Wooster has complied with RC 709.03(D) by adopting Ordinance No. 2020-36, which indicates what services it will provide upon annexation, and the approximate date it will provide such services.

WHEREAS, Agent for the Petitioner(s), caused written notice of hearing to be sent to all owners of property adjacent to the property to be annexed and caused a notice of hearing to be published; and

WHEREAS, a hearing on this Petition was held by this Board on November 12, 2020, in the Commissioners' Meeting Room, 428 W. Liberty St., Wooster, Ohio with no opposition to the annexation presented; and

WHEREAS, the record in this matter consists of the following:

- a. The Annexation Petition;
- b. The Notice of Petition for Annexation;
- c. A certification that notice of the filing of the Petition for Annexation was served by publication and by certified mail;
- d. The Ordinance or Resolution from the municipal corporation indicating the services that will be provided;
- e. Digital Recording of Public Hearing prepared by Clerk of the Board of Wayne County Commissioners approved by the Board on November 18, 2020;

WHEREAS, based upon a preponderance of the substantial, reliable and probative evidence found within the record, this Board finds that:

1. The requirements stated in 709.033(A)(1) – (3) have been met, as stated above.
2. The territory proposed to be annexed is not unreasonably large.
3. On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding areas will outweigh the detriments to the territory proposed to be annexed and the surrounding area RC 709.033(A)(5).
4. No street or highway will be divided or segmented by the boundary line between a township and the municipality as to create a road maintenance problem.

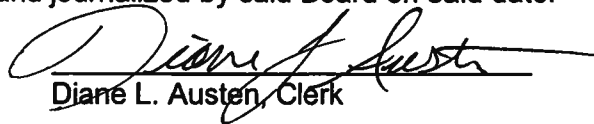
IT IS HEREBY RESOLVED that the Petition for Annexation be granted.

IT IS FURTHER RESOLVED that a certified copy of this Resolution be sent to the Wayne County Auditor, City of Wooster Clerk of Council, Fiscal Officer of Wayne Township, and to the Agent for the Petitioner(s); and then if no appeal is filed within 30 days, certified copies of this Resolution, Petition, map, Statement of Services and all other papers on file along with the minutes of these proceedings be delivered to the City of Wooster Clerk of Council in accordance with RC 709.033.

The vote is as follows: Ron Amstutz yea      Rebecca S. Foster yea      Sue A. Smail yea

CERTIFICATE

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.

  
Diane L. Austen, Clerk

**November 12, 2020**

The Board of Wayne County Commissioners met for **Public Hearing** with Commissioners Rebecca S. Foster, Sue Smail and Ron Amstutz in attendance regarding **Annexation 2020-A5**.

All those wishing to speak were sworn in by Diane Austen, Clerk of the Board of Commissioners.

**Supporting Testimony:**

**Atty. Matthew Long (Agent for Petitioners):**

He stated the purpose of the annexation was to facilitate utility connections. The connections were already made with the mutual agreement of the City of Wooster in order to take advantage of connection during the W. Highland construction project. He pointed out this is a one owner, voluntary annexation and that no other properties are included.

**Opposing Testimony:**

There was no opposing testimony to this Annexation Petition.

Daniel and Jayne Armstrong, owners of an abutting parcel that they rent, attended to ensure their property would not be included in the annexation. They stated having no wish to annex their parcel (53-00851.000) to the City of Wooster. They mentioned their displeasure of the city construction project and what their renters of the parcel said to be rude treatment by the construction company. They didn't understand how the city could install a sidewalk in what they considered to be County property. It was explained that there are certain right of ways for public property and they were advised that they could consult the City or County Engineer for a detailed explanation.

Receiving no other requests to comment; the hearing was adjourned.

Attest:



Diane L. Austen, Clerk



**\* For Map Office Review \***

0.234 Ac Total to be Annexed

CERTIFIED THIS \_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE WAYNE COUNTY COMMISSIONERS

BY: SUE A. SMAIL BY: BECKY FOSTER

RESOLUTION No. \_\_\_\_\_

BY: RON AMSTUTZ

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE WOOSTER CITY COUNCIL. ORDINANCE No. \_\_\_\_\_

BY: \_\_\_\_\_

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE CITY OF WOOSTER

BY: ROBERT F. BRIDENHAY, MAYOR

RECEIVED FOR RECORDING THIS \_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE WAYNE COUNTY MAP OFFICE.

BY: STACY PEPPARD

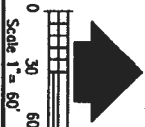
RECEIVED FOR TRANSFER THIS \_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE WAYNE COUNTY AUDITOR.

BY: \_\_\_\_\_

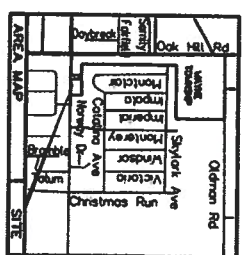
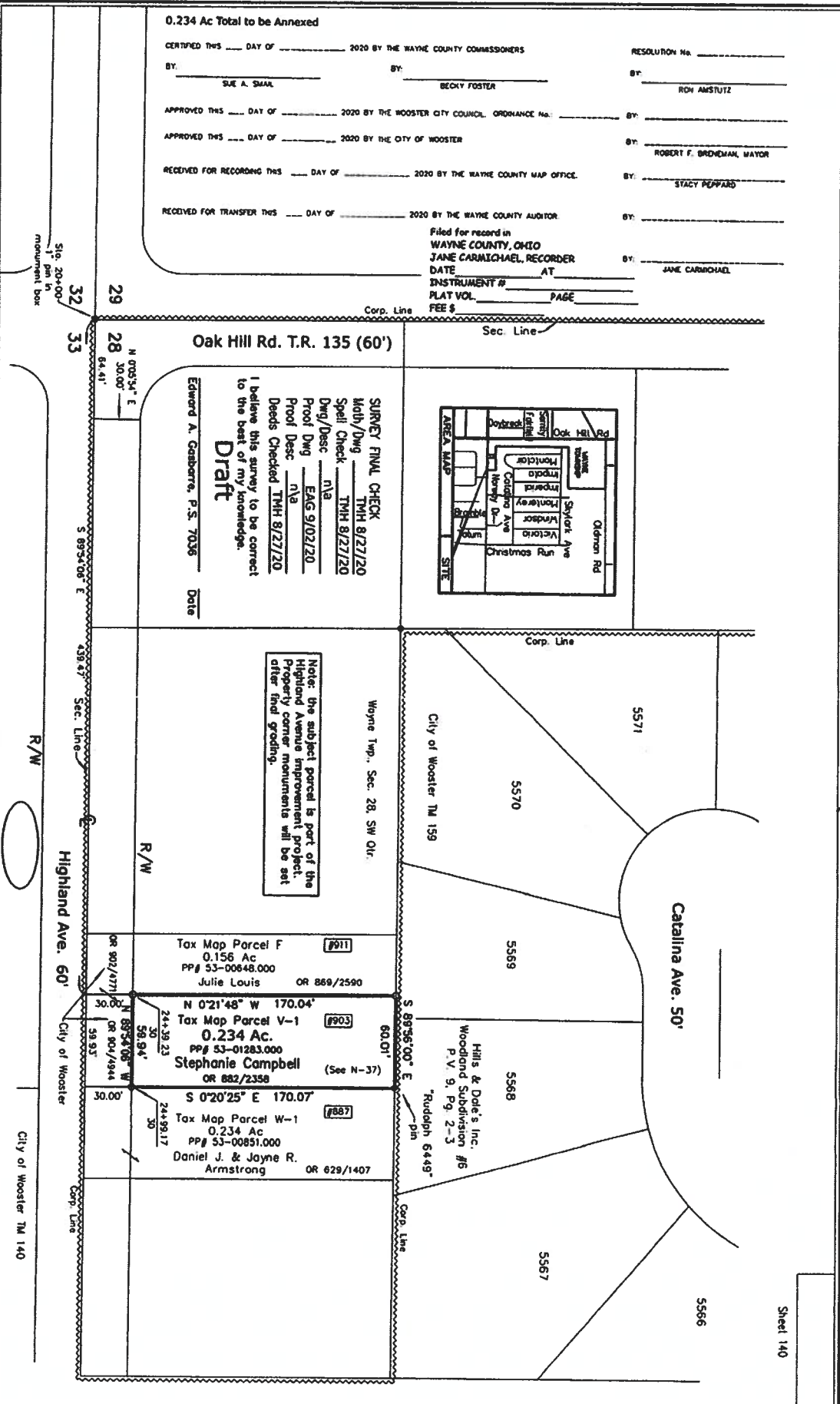
Filed for record in  
WAYNE COUNTY, OHIO  
JANE CARMICHAEL, RECORDER  
DATE \_\_\_\_\_ AT \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
PLAT VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_

**Annexation Plat to the City of Wooster**  
Wayne Township  
SW Qtr. Sec. 28, T-16N, R-13W  
Wayne County, Ohio

- Legend**
- set - Set previously found
  - set - 5/8" x 3/8" Steel Rod W/Yellow I.D. Cap
  - set - Iron/Steel monument found
  - set - Iron/Steel monument found
  - set - Descended in Drilling
  - set - Stone monument found
  - set - Spike or mognol set
  - set - Fence line or mognol found
  - set - Record Dimension
  - set - Measured Dimension
  - set - Used Record Dimension



Based on Bearings Common with record survey W-507.  
Drawing 220116.dwg  
R.W. **Gasbarre**  
Professional Land Surveyor  
401 South Market St., P.O. Box 44  
Wooster, Ohio 44691  
PH 330-264-9499  
September 1, 2020





Res 2023-46

### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

<b>Division</b> Development	<b>Meeting Date Requested</b> September 5th, 2023
<b>Project Name</b> Conformity of Boundaries	<b>Estimated Total Funds/Costs</b> \$610.00
<b>Is Full Amount Budgeted?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If YES, three readings NOT REQUIRED</b>	
<b>If No, How is the Purchase to be Funded?</b> City will forgo a portion of real estate taxes from the site for the first five years, but will earn this back in year 12.	
<b>Description of Request</b> This resolution provides a formal request by Council to the Wayne County Commissioners to conform the boundaries of seven residential lots (two built) comprising a 4.492-acre area, originally annexed in 2017. Annexed territories exists in both township and municipalities until boundaries are conformed, meaning that residents in this territory pay taxes to each entity and also vote for council members and township trustees at the same time (despite no services being provided by the Township). The resolution instructs the County Commissioners to amend the township boundary, which will simplify processes for the Board of Elections and voters, and also removing township millage while adding City millage to properties (+55%), overall slightly lowering tax rates for the homeowner (-6%). Conformity ensures financial stability for the City, which will make compensation payments to Wayne Township over the first 12 years per ORC 503.07.	
<b>Justification / Benefits</b> Economic Development staff RECOMMENDS approval as it 1.) eliminates confusion and complications for Board of Elections and voters, 2.) lowers homeowner property tax rates to same level as most other places in the City, 3.) enables long-term property tax revenue sustainability.	
<b>Will this Project affect the City's Operating Costs</b> Please see attached spreadsheet. \$610 in revenues forgone property tax revenue short-term.	
<b>What Alternatives Exist and what are the Implications of the Alternatives</b> Without action, the territory will remain in Wayne Township and Wooster City at the same time, paying an elevated tax rate, though no services are received from the Township.	
<b>Is this a Sole Source Bid or Non-Bid Situation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If Yes, Explain The Circumstances:</b>	
<b>Is there a need for Suspension of the Rules or a Time Frame when this must be passed?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>If Yes, Note Reasons</b> Suspension preferred as this request is otherwise usual and ordinary.	
<b>NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.</b>	
<b>Manager Requesting:</b> Jonathan Millea	<b>Date:</b> 8/22/2023

**Approved for Agenda**  Yes  No

**Highland Ave & Star Dr Conforming Boundaries Impact**

This property comprises a single-family home (rollback and homestead exemption applied). Conforming nets positive revenue before the end of the compensation period. Conforming requires forgoing \$610 in property tax revenues in the first three years, but results in a \$286 net increase in revenues annually long-term. However, this would grow to \$800 annually if the five remaining lots developed.

Parcel	Address	Acreage	Use	Appraised	Effective		Present Tax		Tax Bill	
					Appraised	Current Tax	Rate	Conform Tax Rate	Change	
73-00006.000	1164 W HIGHLAND AVE WOOSTER OH 44691	0.5051	Res. Vacant	\$242,300	\$74,628	\$4,715.76	61.907106	58.219291	\$4,434.84	
73-00007.000	2363 STAR DR WOOSTER OH 44691	0.5556	Res. Home	\$249,310	\$76,787	\$4,365.46	61.907106	58.219291	\$4,105.41	
73-00003.000	1142 W HIGHLAND AVE WOOSTER OH 44691	0.5051	Res. Vacant	\$25,200	\$7,762	\$501.54	61.907106	58.219291	\$471.66	
73-00004.000	1190 W HIGHLAND AVE WOOSTER OH 44691	0.5051	Res. Vacant	\$25,200	\$7,762	\$501.54	61.907106	58.219291	\$471.66	
73-00005.000	1218 W HIGHLAND AVE WOOSTER OH 44691	0.5051	Res. Vacant	\$25,200	\$7,762	\$501.54	61.907106	58.219291	\$471.66	
73-00008.000	1238 W HIGHLAND AVE WOOSTER OH 44691	0.5051	Res. Vacant	\$25,200	\$7,762	\$501.54	61.907106	58.219291	\$471.66	
73-00002.000	2360 STAR DR WOOSTER OH 44691	0.5556	Res. Vacant	\$27,720	\$8,538	\$551.58	61.907106	58.219291	\$518.72	
<b>TOTAL:</b>		<b>3.6367</b>		<b>\$620,130</b>	<b>\$191,000</b>	<b>\$11,638.96</b>	<b>61.907106</b>	<b>58.219291</b>	<b>\$10,945.63</b>	

\*12% credit applied

**Highland Ave**

Current / No Conformity					Revenue Schedule With Conformity							
City of Wooster			Wooster Township		City of Wooster				Wooster Township			
Year	Effective		Rate	Revenue	Rate	Revenue	Change	Percent Change	Effective Rate	Revenue	Change	Percent Change
	Rate	Revenue										
2023	2.7	\$515.70	2.1	\$401.10	1.7	\$328.52	(\$187.18)	-36.3%	2.5	\$538	\$137.17	34.2%
2024	2.7	\$515.70	2.1	\$401.10	1.7	\$328.52	(\$187.18)	-36.3%	2.5	\$538	\$137.17	34.2%
2025	2.7	\$515.70	2.1	\$401.10	1.7	\$328.52	(\$187.18)	-36.3%	2.5	\$538	\$137.17	34.2%
2026	2.7	\$515.70	2.1	\$401.10	2.6	\$491.35	(\$24.35)	-4.7%	1.6	\$353	(\$47.86)	-11.9%
2027	2.7	\$515.70	2.1	\$401.10	2.6	\$491.35	(\$24.35)	-4.7%	1.6	\$353	(\$47.86)	-11.9%
2028	2.7	\$515.70	2.1	\$401.10	3.0	\$565.36	\$49.66	9.6%	1.2	\$269	(\$131.96)	-32.9%
2029	2.7	\$515.70	2.1	\$401.10	3.0	\$565.36	\$49.66	9.6%	1.2	\$269	(\$131.96)	-32.9%
2030	2.7	\$515.70	2.1	\$401.10	3.0	\$565.36	\$49.66	9.6%	1.2	\$269	(\$131.96)	-32.9%
2031	2.7	\$515.70	2.1	\$401.10	3.0	\$565.36	\$49.66	9.6%	1.2	\$269	(\$131.96)	-32.9%
2032	2.7	\$515.70	2.1	\$401.10	3.0	\$565.36	\$49.66	9.6%	1.2	\$269	(\$131.96)	-32.9%
2033	2.7	\$515.70	2.1	\$401.10	3.3	\$639.37	\$123.67	24.0%	0.9	\$185	(\$216.07)	-53.9%
2034	2.7	\$515.70	2.1	\$401.10	3.3	\$639.37	\$123.67	24.0%	0.9	\$185	(\$216.07)	-53.9%
<b>TOTAL:</b>		<b>\$6,188.40</b>		<b>\$4,813.20</b>		<b>\$6,073.80</b>	<b>(\$114.60)</b>	<b>-1.9%</b>		<b>\$4,037.05</b>	<b>(\$776.15)</b>	
<b>Post:</b>	<b>2.7</b>	<b>\$515.70</b>	<b>2.1</b>	<b>\$401</b>	<b>4.2</b>	<b>\$802.20</b>	<b>\$286.50</b>	<b>55.6%</b>	<b>0.0</b>	<b>\$0</b>	<b>(\$401.10)</b>	<b>-100.0%</b>
					Years to Gain			-0.40				

**Explanation:**

\* Wayne Township's millage is 3.1 alone for residential properties. Under annexation, the rate falls to 2.1. If conformed, the township must be compensated a portion of its 3.1 millage rate. (For residential, this schedule is 80% in years 1-3, 52.5% in years 4-5, 40% in years 6-10, and 27.5% in years 11 and 12.)

ORDINANCE NO. 2017-10

AN ORDINANCE ACCEPTING APPLICATION FOR THE ANNEXATION OF  
TERRITORY LOCATED ON WEST HIGHLAND AVE., AND CONTIGUOUS TO THE  
CORPORTION LIMITS

(Matthew A. Long, Esq., Agent for Petitioners JC5 Properties, and Adam and Jody Rives)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the proposed annexation, consisting of approximately 4.492 acres on West Highland Ave., with Parcel Numbers 53-00225.000, 53-00343.000, 53-00344.000, 53-0341.00, 53-00339.000, 53-00342.000, and 53-00338.000, as applied for in the petition described above, and as approved for annexation to the City of Wooster by the Board of County Commissioners of Wayne County on December 21, 2016, is accepted. The territory to be annexed is described in the petition, a copy of which is attached and incorporated by reference.

The certified transcript of the proceedings for annexation, together with an accurate map of the territory, the petition for annexation and other papers relating to the proceedings of the Wayne County Commissioners, are on file with the Clerk of this Council, and have been for more than sixty (60) days.

SECTION 2. The Clerk of Council is directed to make three (3) copies of this Ordinance, to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners of Wayne County relating hereto, and a certificate as to the correctness. The Clerk shall then deliver one copy of these documents to the Wayne County Auditor, one copy to the Wayne County Recorder and one copy to the Secretary of State, and shall file notice of this annexation with the Wayne County Board of Elections within thirty (30) days after it becomes effective; and the Clerk shall do all other things required by law.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance of the law.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1<sup>st</sup> reading 3/20/17      2<sup>nd</sup> reading 4/3/17      3<sup>rd</sup> reading 4-3-17

Passed: 4-3-17, 2017

Vote: 7-0

Attest: *Suzanne DePauls*  
Clerk of Council

*Michael E. Byrd*  
President of Council

Approved: 4-<sup>4</sup>17, 2017 <sup>RFB</sup>

*R. F. Breuninger*  
Mayor

Introduced by: Barbara A. Knapic

# Resolution

No. 2016-627

*Board of Wayne County Commissioners*  
*Ann M. Obrecht Sue A. Smail Scott S. Wiggam*

**Adopted:** December 21, 2016

**Subject:** **Approval of a Regular Annexation from Wayne Township to the City of Wooster, Wayne County, Ohio (2016-A4 Regular ORC 709.02)**

It was moved by Mrs. Smail and seconded by Mr. Wiggam that the following resolution be adopted:

WHEREAS, on September 28, Matthew Long, on behalf of Petitioners filed with the Board of County Commissioners, Wayne County, Ohio, a Petition for Annexation to the City of Wooster, County of Wayne, pursuant to RC 709.02 which Petition was entered on the journal on October 5, 2016, pursuant to Resolution No. 2016-470; and

WHEREAS, said Petition is valid in that:

1. The Petition conforms to all of the statutory requirements outlined in Chapter 709 of the Ohio Revised Code and contains all of the matters required by RC 709.02.
2. RC 709.02(C)(1) requires signatures from at least 51% of property owner(s), this Petition is signed by 100% of the owner(s) of the territory proposed to be annexed and no signature is dated more than 180 days before the date of the filing of the Petition [RC 709.02(C)(1)].
3. The Petition includes an accurate legal description of the perimeter and an accurate map or plat of the territory proposed for annexation [RC 709.02(C)(2)].
4. The Petition names Matthew Long to act as agent for the Petitioner(s) [RC 709.02(C)(3)].
5. The Petition includes a list of all tracts, lots, or parcels proposed to be annexed; and all tracts, lots or parcels located adjacent to the territory to be annexed or directly across the road when a road is adjacent to the territory to be annexed, including the name and mailing address of the owner of each tract, lot or parcel, and the auditor's permanent parcel number for each tract or parcel [RC 709.02(D)];
6. Any owner that is a firm, trustee or corporation has been signed by a person authorized to sign for that entity [RC 709.02(E)];
7. The City of Wooster has complied with RC 709.03(D) by adopting Ordinance No. 2016-60, which indicates what services it will provide upon annexation, and the approximate date it will provide such services.

WHEREAS, Agent for the Petitioner(s), caused written notice of hearing to be sent to all owners of property adjacent to the property to be annexed and caused a notice of hearing to be published; and

WHEREAS, a hearing on this Petition was held by this Board on November 30, 2016, in the Commissioners' Meeting Room, 428 W. Liberty St., Wooster, Ohio; and

WHEREAS, the record in this matter consists of the following:

- a. The Annexation Petition;
- b. The Notice of Petition for Annexation;
- c. A certification that notice of the filing of the Petition for Annexation was served by publication and by certified mail;
- d. The Ordinance or Resolution from the municipal corporation indicating the services that will be provided;
- e. Digital Recording of Public Hearing and Minutes prepared by Clerk of the Board of County Commissioners approved by the Board on December 21, 2016;

WHEREAS, based upon a preponderance of the substantial, reliable and probative evidence found within the record, this Board finds that:

1. The requirements stated in 709.033(A)(1) – (3) have been met, as stated above.
2. The territory proposed to be annexed is contiguous to the City of Wooster.
3. The territory proposed to be annexed is not unreasonably large.
4. On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding areas will outweigh the detriments to the territory proposed to be annexed and the surrounding area RC 709.033(A)(5).
5. No street or highway will be divided or segmented by the boundary line between a township and the municipality as to create a road maintenance problem.

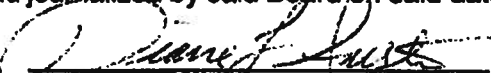
IT IS HEREBY RESOLVED that the Petition for Annexation be granted.

IT IS FURTHER RESOLVED that a certified copy of this Resolution be sent to the City of Wooster Clerk of Council, Fiscal Officer of Wayne Township and to the Agent for the Petitioner(s); and then if no appeal is filed within 30 days, certified copies of this Resolution, Petition, map, Statement of Services and all other papers on file along with the minutes of these proceedings be delivered to the City of Wooster Clerk of Council in accordance with RC 709.033.

The vote is as follows: Ann M. Obrecht yea Sue A. Smail yea Scott S. Wiggam yea

**CERTIFICATE**

I, Diane L. Austen, Clerk of the Board of County Commissioners, Wayne County, Ohio, hereby certify that the above is a true and correct copy of the resolution adopted and journalized by said Board on said date.

  
Diane L. Austen, Clerk

**PETITION FOR ANNEXATION**

**To the Board of Commissioners of Wayne County, State of Ohio**

The undersigned, being a majority of the owners of real estate in the following described territory within the County of Wayne and adjacent to the City of Wooster, Ohio, petitions the Board of Commissioners of Wayne County, Ohio, to annex the territory described below to the City of Wooster. The territory to be annexed is fully described in the attached **Exhibit A**.

The Tax Account Numbers are: 53-00225.000, 53-00343.000, 53-00344.000, 53-00341.000, 53-00339.000, 53-00342.000, and 53-00338.000.

The seven parcels described herein for annexation consist of 4.492 acres.

An accurate map of this territory is attached hereto and incorporated herein as a part of this Petition as **Exhibit B**.

Matthew A. Long, 225 North Market Street, Wooster, Ohio, is hereby appointed and authorized to act as agent for the undersigned petitioners in securing such annexation with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area; to substitute an agent; to do any and all things essential thereto and to take any action necessary for obtaining the granting of this petition. Said amendment, alteration, change, correction, withdrawal, refiling, substituting, compromise, increase or deletion, or other actions for granting of this petition shall be made in the petition, description and/or plat by said agent without further expressed consent of petitioners.

2002 JUN 20 10:30

RECEIVED  
MAY 20 2002  
CLERK OF COURT



The total number of owners of real estate in the above-described territory is three (3). Pursuant to Ohio Revised Code Section 709.02(E), the City of Wooster is not considered an "owner" and has not been included in the total number of owners necessary to file this petition.

Adam T. Rives  
Adam T. Rives

Date: 9/28/16

Jody R. Rives  
Jody R. Rives

Date: 9-28-16

JCS Properties, LLC

By: Jerry Craycraft  
Name: Jerry Craycraft  
Title: Manager

Date: 9/28/16

R.W.

**GASBARRE** & Associates, Inc.

Professional Land Surveyors

401 South Market St. P.O. Box 44  
Wooster, Ohio 44691  
330.264.9499

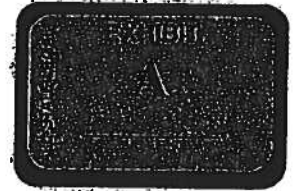
William R. Gasbarre, P.S. (Ret.)

Edward A. Gasbarre, P.S.

gasbarresurveying@embarqmail.com

September 21, 2016

Boundary Description  
4.492 Acres



Situated in the State of Ohio, County of Wayne, Township of Wayne, in the northeast quarter of Section 32, T-16N, R-13W.

Described as follows:

Beginning at the southwest corner of Lot 10 of the Nelsen Allotment No.1 recorded in volume 5, page 19 of the Wayne County plat records.

Thence with the following SIX courses:

- 1) N 1° 27' 00" E 140.00 feet to the north line of the quarter section.
- 2) S 88° 07' 00" E 1000.00 feet, along the north line of the quarter section and in Highland Avenue (County Road 106), to a point.
- 3) S 1° 27' 00" W 250.00 feet to the southeast corner of Lot 16.
- 4) N 88° 07' 00" W 500.00 feet, along a south line of the allotment, to the southwest corner of Lot 12.
- 5) N 1° 27' 00" E 110.00 feet, along a west line of the allotment, to the southeast corner of Lot 11.
- 6) N 88° 07' 00" W 500.00 feet, in part along southerly lines of the allotment, to the Point of Beginning.

This parcel contains 4.492 acres.

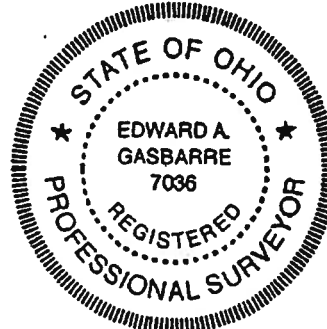
This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey drawn under his direction, in September of 2016, on behalf of R.W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume \_\_, page \_\_.

All bearings are related and common with volume 5, page 19 of the Wayne County plat records.

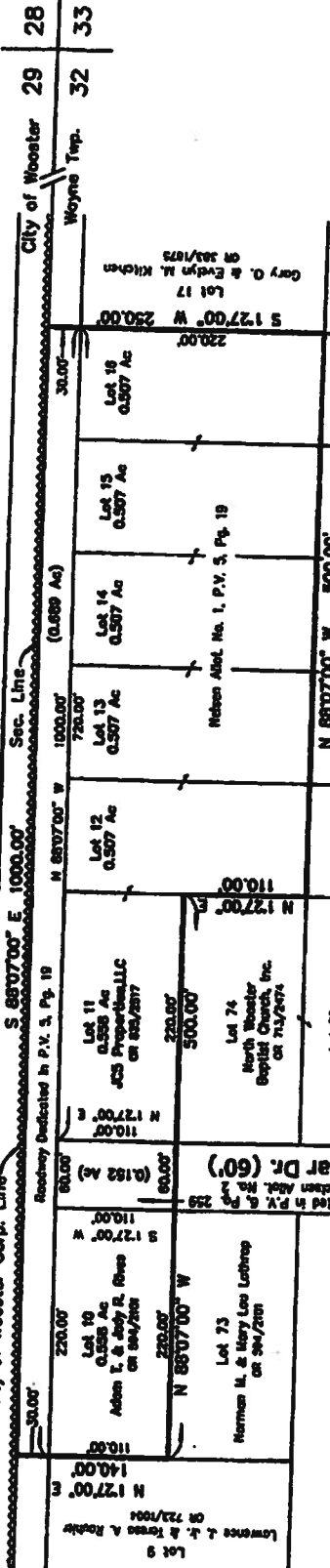
 9/21/16

Edward A. Gasbarre, P.S. 7036

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**W. Highland Ave. (60') C.R. 106**



**4.492 Ac Total to be Annexed**

CERTIFIED THIS \_\_\_ DAY OF \_\_\_ 2016 BY THE WAYNE COUNTY COMMISSIONERS.

BY: SUE A. SMAL BY: ANN M. OBRECHT BY: SCOTT S. WIGGAM

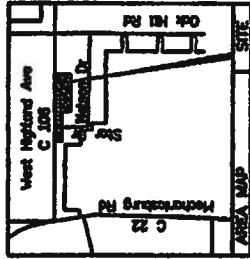
APPROVED THIS \_\_\_ DAY OF \_\_\_ 2016 BY THE WOOSTER CITY COUNCIL CORDANCE NO. \_\_\_\_\_

RECEIVED FOR RECORDING THIS \_\_\_ DAY OF \_\_\_ 2016 BY THE WAYNE COUNTY MAP OFFICE. BY: DOUGLAS K. GREEN

RECEIVED FOR TRANSFER THIS \_\_\_ DAY OF \_\_\_ 2016 BY THE WAYNE COUNTY AUDITOR. BY: LINDA ROHRER, DEPUTY

Filed for record in  
**WAYNE COUNTY, OHIO**  
**JANE CARMICHAEL, RECORDER**  
 DATE \_\_\_\_\_ AT \_\_\_\_\_  
 INSTRUMENT # \_\_\_\_\_ PAGE \_\_\_\_\_  
 PLAT VOL. \_\_\_\_\_ FEE \$ \_\_\_\_\_

**Annexation Plat**  
 of 4.492 Acres to the City of Wooster  
 Part of the NE Qtr. of Sec. 32, T-16N, R-13W  
 Wayne Township  
 Wayne County, Ohio



This annexation plat, which I believe to be correct, was prepared from a survey made in 1958 by Roy W. Gasbarre, recorded in volume 5, page 19 of the Wayne County Plat Records.

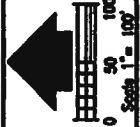
Edward A. Gasbarre, P.S. 7036  
 Date 9/21/16

AREA SUMMARY	
LOTS 7-19	3.851 AC
ROADWAY 2	0.641 AC
TOTAL	4.492 AC

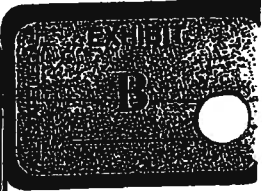


BY: JANE CARMICHAEL

- Legend
- and ⊗ - Not previously platted
  - △ - Spite or original plat
  - 5/8" x 3/4" - Spite Rod w/Huber I.D. Cap
  - ▲ - Spite or original found
  - Method: "Gasbarre Wooster, Ohio"
  - ⊕ - Iron/Steel monument found
  - ⊙ - Rec'd Dimension
  - ⊖ - Measured Dimension
  - ⊔ - Used Record Dimension
  - - Stone monument found



Date of Drawings common with plat Vol. 5, pg. 19  
 Drawing 216147.dwg  
 September 21, 2016  
 Professional Land Surveyor  
**Gasbarre** 401 South Market St. - P.O. Box 44  
 Wooster, Ohio 44691  
 & Associates, Inc. PH 330-264-4499



ORDINANCE NO. 2023-22

AN ORDINANCE AMENDING CHAPTER 160, BIDDING PROCEDURES AND CONTRACT REQUIREMENTS, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, BY INCREASING THE AMOUNT OF THE LIMIT FOR COMPETITIVE BIDDING

WHEREAS, the Director of Administration has recommend that the City's bidding ordinance be amended to bring it into conformity with Ohio law regarding the threshold at which municipalities are required to competitively bid certain types of contracts.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Chapter 160, Bidding Procedures and Contract Requirements, of the Codified Ordinances of the City of Wooster, Ohio, be amended at Section 160.03, BIDDING PROCEDURES, to read as follows:

**160.03 BIDDING PROCEDURES.**

(a) The Director of Administration, or the Wooster Community Hospital Chief Executive Officer, or their designees, may make any contract, purchase supplies or material or provide labor for any work under the supervision of various departments and divisions and agencies of the City involving not more than **seventy-five thousand dollars (\$75,000)**. **This amount will automatically increase by three-percent (3%) effective January the first of each year beginning with the year 2025.**

(b) When an expenditure within the department, division or agency, other than compensation of persons employed therein, exceeds **seventy-five thousand dollars (\$75,000)**, such expenditure shall first be authorized and directed by ordinance or resolution of Council, or in the case of the Wooster Community Hospital, by resolution of the Board of Governors. **This amount will automatically increase by three-percent (3%) effective January the first of each year beginning with the year 2025.** When so authorized or directed, the Director of Administration or Hospital Administrator or their designees, shall make a written contract in the name of the City with the lowest and best bidder after advertisement for not less than two, nor more than four consecutive weeks in a newspaper of general circulation within the City.

(c) [No change]

(d) [No change]

SECTION 2. That Chapter 160, Bidding Procedures and Contract Requirements, of the Codified Ordinances of the City of Wooster, Ohio, be amended at Section 160.062, PROCEDURES, to read as follows:

**160.062 PROCEDURES.**

Notwithstanding the provisions of Ohio R.C. 9.33, 9.331, 9.332 and 153.65 through 153.71, inclusive, and any other provisions of the Ohio Revised Code which may conflict with or are inconsistent with the provisions of this section, the following provisions shall govern the selection and retention of professional design firms and construction managers by the City of Wooster and Wooster Community Hospital:

(a) All contracts for professional design firms and construction managers in the amount of **seventy-five thousand dollars (\$75,000)**, or more shall be awarded on the basis of the qualifications of the potential firm, including price, as determined by the Director of Administration or the Administrator of Wooster Community Hospital. **This amount will automatically increase by three percent (3%) effective January the first of each year beginning with the year 2025.** As needed, the City and the hospital will issue a public notice soliciting statements of qualifications from firms interested in being considered for design, design-build or construction management (including construction manager at-risk) projects. To be considered for a project, prospective firms must submit a statement of qualifications to the Director of Administration or the Administrator of the hospital in response to the notice. When it becomes necessary to hire a firm, the statements of qualifications will be reviewed and ranked by the Director of Administration or the Administrator of the hospital based upon the qualifications and experience of the contractor and other relevant factors (including, but not limited to, the number of such contracts already awarded to a firm or specific areas of expertise), as determined by the Director or the Administrator. Once ranked, the Director or the Administrator will select from the list no fewer than three firms standing highest on the list, and commence negotiations with the highest-ranking firm. In the event that fewer than three firms are ranked, the selection may be from those on the list, or another request for qualifications may be issued. If the Director or Administrator is unable to reach agreement with the highest-ranking firm, s/he shall notify the firm in writing of his/her intent to cease negotiations, and s/he may enter into negotiations with the next firm on the list. If negotiations with the next firm fail, s/he may follow the same procedure with the next firm on the list or s/he may request further proposals. In all cases, the Director or the Administrator reserves the right to reject any or all proposals. These procedures are not intended to be formal bidding requirements, but rather an informal procedure to determine the most qualified firm to which a contract should be awarded.

(b) [No change]

(c) [No change]



ORD  
2023-22

### Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Administration	Meeting Date Requested 9-5-23
Project Name Bid Limits	Estimated Total Funds/Costs n/a
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, three readings NOT REQUIRED N/A	
If No, How is the Purchase to be Funded?	
Description of Request Requesting revision part of 160.03 of the codified ordinances, entitle "Bidding Procedures". As part of the recently passed State of Ohio Budget, statutory competitive bidding thresholds (RC Section 735.05) were increased from \$50,000 to \$75,000 with an escalation clause that increases the threshold by 3% every year beginning in 2025.	
Justification / Benefits Current City Ordinance language mimics the previous stat statute and requires bidding for all expenditures over \$50,000. The proposed language would mirror the current state language for bidding limits. The proposed language would raise the amount of expenditures requiring bidding and Council approval to \$75,000. Council would still approve the budget for all expenditures. This would save time and money on the bid process for smaller, regular budgeted items. This would also allow for responding in a timely manner to market opportunities and emergency situations.	
Will this Project affect the City's Operating Costs This should have little effect on the City's operating costs, but could save money and would definitely save time.	
What Alternatives Exist and what are the Implications of the Alternatives We could continue to bid projects in accordance with the current thresholds.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Explain The Circumstances:	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Note Reasons	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Joel Montgomery	Date: 8/30/23
Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No	

ORDINANCE NO. 2023-23

AN ORDINANCE AMENDING SECTION 161.02,  
DONATIONS OF CASH OR MARKETABLE SECURITIES;  
INSURANCE PROCEEDS, OF THE CODIFIED  
ORDINANCES OF THE CITY OF WOOSTER

WHEREAS, the Director of Finance recommends that the limits for receiving cash receipts, marketable securities, insurance proceeds, and donations be increased.

WHEREAS, the Director of Finance recommends that the Finance Department be granted the ability to accept grant funds up to the same level as donations and insurance proceeds.

WHEREAS, the Director of Finance recommends the correction of a section of the code that currently contains a typographical error.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That Chapter 161.02, Donations of Cash or Marketable Securities, Insurance Proceeds of the Codified Ordinances of the City of Wooster, Ohio is hereby amended to read as follows:

**161.02 DONATIONS OF CASH OR MARKETABLE SECURITIES;  
INSURANCE PROCEEDS.**

(a) Cash receipts or marketable securities in amounts of ~~fifteen thousand~~ **twenty-five thousand** dollars (~~\$15,000~~) (**\$25,000**) or less may be received by the appropriate department head as designated by the Mayor and these funds are considered appropriated and available for expenditure by the department or division designated by the donor and may be expended upon proper authorization by the department head so designated by the Mayor.

(b) **Grant proceeds in amounts of twenty-five thousand dollars (\$25,000) or less may be received by the appropriate department head as designated by the Mayor and these funds are considered appropriated and available for expenditure by the department or division designated by the donor and may be expended upon proper authorization by the department head so designated by the Mayor.**

(~~b~~ c) Insurance proceeds in amounts of ~~fifteen~~ **twenty-five** thousand dollars (~~\$15,000~~) (**\$25,000**) or less may be received by the appropriate department head as designated by the Mayor and these funds are considered appropriated and available for expenditure by the department or division from which the insurance claim originated and may be expended upon proper authorization by the department head so designated by the Mayor.

(e ~~d~~) Donations of cash or marketable securities, **grant proceeds**, ~~or~~ **and** insurance proceeds in amounts of over ~~fifteen~~ **twenty-five** thousand dollars (~~\$15,000~~) (**\$25,000**) must be presented to Council for formal acceptance and appropriation. These funds shall be held in trust and:



(1) Appropriated and available for expenditure by the department or division designated by the donor or from which the claim originated; or

(2) Placed in a permanent fund which is restricted to the extent that only earnings of the fund, and not principal, shall be available for expenditure as designated by the donor; or

(3) Placed in a capital projects account designated by the donor or otherwise designated by Council.

(d e) All funds given in trust for hospital purposes shall be controlled by the Hospital Board of Governors consistent with the Charter of the City.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this Ordinance occurred in an open meeting of this Council or its committees, in compliance with the law.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest date allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2023

Vote: \_\_\_\_\_

Attest: \_\_\_\_\_

Clerk of Council

President of Council

Approved: \_\_\_\_\_, 2023

Mayor

Introduced by: Craig Sanders

ORD 2023-23



**CITY OF WOOSTER**  
538 N. Market Street  
P.O. Box 1128  
Wooster, Ohio 44691-7082

**Andrei A. Dordea, CPA**  
Director of Finance  
Phone: (330) 263-5225  
Fax: (330) 263-5262  
Email: adordea@woosteroh.com

August 29, 2023

Members of Wooster City Council  
538 North Market Street  
Wooster, Ohio 44691

Re: Proposed Changes to Codified Ordinance Section 161.02

Gentlepersons:

In your Council packets for the meeting Tuesday, September 5, 2023, I have an ordinance requesting changes to Section 161.02 of our Codified Ordinances. This section deals with donations and insurance proceeds. I believe it makes sense to add a provision to this section regarding grant proceeds as well. Occasionally we receive smaller denomination grant proceeds (under \$25,000). For example, this summer we received a \$500 grant from the Ohio Department of Natural Resources for supplies relating to the Wooster Police Badges & Bobbers Fishing Derby for Wooster kids. Also, I searched legislation from 1991 to present using the term "grant." Four hundred seventy two pieces of legislation contained this term. I looked at approximately thirty pieces of legislation from 2019 to present and three grants were under \$25,000.

While I was drafting the language, I thought it would make sense to also up the donation and insurance numbers from \$15,000 to \$25,000.

I am also proposing a word error fix in section (C)(2).

Should you have any questions or require additional information, do not hesitate to reach out to me.

Welcome back from summer break!

Warmest regards,

Andrei A. Dordea, CPA  
Director of Finance

cc: Admin.

AAD/jm

RESOLUTION NO. 2023-47

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS  
DETERMINED BY THE BUDGET COMMISSION AND  
AUTHORIZING THE NECESSARY TAX LEVIES AND  
CERTIFYING THEM TO THE COUNTY AUDITOR

The Council of the City of Wooster, Wayne County met in regular session on the 5th of September, 2023, at the office of the Wooster City Council Chambers with the following members present:

BARB KNAPIC  
MARK CAVIN  
JENNIFER WARDEN  
SCOTT MYERS  
CRAIG SANDERS  
JON ANSEL - Absent  
BOB REYNOLDS

WHEREAS, this Council, in accordance with the provisions of law, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2024; and

WHEREAS, The Budget Commission of Wayne County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within, the ten mill tax limitation; therefore be it

RESOLVED, By the Council of the City of Wooster, Wayne County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

<b>SCHEDULE A</b>				
<b>SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES</b>				
<b>FUND</b>	<b>Amount to Be Derived from Levies Outside 10 Mill Limitation</b>	<b>Amount Approved by Budget Commission Inside 10 Mill Limitation</b>	<b>County Auditor's Estimate of Tax Rate to Be Levied</b>	
			<b>Inside 10 Mill Limit</b>	<b>Outside 10 Mill Limit</b>
	<b>Column II</b>	<b>Column IV</b>	<b>V</b>	<b>VI</b>
<b>GENERAL</b>		2,342,700	5.20	
<b>FIREMAN'S FUND</b>		199,300	0.30	
<b>POLICE PENSION</b>		199,300	0.30	
<b>TOTAL</b>		2,741,300	5.80	0.0
<b>SCHEDULE B</b>				
<b>LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES</b>				
<b>FUND</b>		<b>Maximum Rate Authorized to Be Levied</b>	<b>County Auditor's Estimate of Yield of Levy Carry to Schedule A Column II</b>	
<b>GENERAL FUND</b>				
			0.0	

WOOSTER





Amy Hamilton &lt;ahamilton@woosteroh.com&gt;

## Resolution Accepting the Amounts and Rates as Determined by the Budget Commission for 2024

2 messages

Andrei Dordea &lt;adordea@woosteroh.com&gt;

Thu, Aug 31, 2023 at 1:30 PM

To: Craig Sanders &lt;csanders@woosteroh.com&gt;

Cc: Amy Hamilton &lt;ahamilton@woosteroh.com&gt;, Lynne DePaulo &lt;ldepaulo@woosteroh.com&gt;, Bob Breneman &lt;bbreneman@woosteroh.com&gt;, Joel Montgomery &lt;jmontgomery@woosteroh.com&gt;, Darrell Moser &lt;dmoser@woosteroh.com&gt;, Stacey Teeling &lt;steeling@woosteroh.com&gt;, Saralyn Lash &lt;slash@woosteroh.com&gt;

Greetings Craig!

Today, I received (from the County Auditor) a **Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor** for 2024 (copy attached). This will be presented at the September 5th Council Meeting. There is a statutory deadline for returning this Resolution to Jarra by September 30, 2023.

This is the second piece of legislation relating to our 2024 annual tax budget (Res. 2023-36) passed on June 20, 2023. There are no changes to millage, but our estimated revenues from property taxes are projected to **decrease by \$3,700 or -0.1%** for 2024. For your reading pleasure, I have attached an Excel spreadsheet comparing property tax estimates from 2013 through 2024.

Please let me know if you have any questions or need any additional information.

Have a great weekend!

--

Andrei A. Dordea, CPA  
Director of Finance - City of Wooster, Ohio  
Treasurer - Wooster Growth Corporation  
Treasurer - Wooster-Ashland Regional Council of Governments  
City of Wooster, Ohio 44691-7082  
538 N. Market St., P.O. Box 1128  
Wooster, Ohio 44691-7082  
Business: 330-263-5225  
Facsimile: 330-263-5262  
Email: [adordea@woosteroh.com](mailto:adordea@woosteroh.com)  
Website: [www.woosteroh.com](http://www.woosteroh.com)

 **2024 Res Accepting Rates.pdf**  
90K

Andrei Dordea &lt;adordea@woosteroh.com&gt;

Thu, Aug 31, 2023 at 1:32 PM

To: Craig Sanders &lt;csanders@woosteroh.com&gt;

Cc: Amy Hamilton &lt;ahamilton@woosteroh.com&gt;, Lynne DePaulo &lt;ldepaulo@woosteroh.com&gt;, Bob Breneman &lt;bbreneman@woosteroh.com&gt;, Joel Montgomery &lt;jmontgomery@woosteroh.com&gt;, Darrell Moser &lt;dmoser@woosteroh.com&gt;, Stacey Teeling &lt;steeling@woosteroh.com&gt;, Saralyn Lash &lt;slash@woosteroh.com&gt;

The reading pleasure part...spreadsheet.

[Quoted text hidden]

 **County Budget Res Est Rev Comparison 2013 2024.xlsx**  
14K